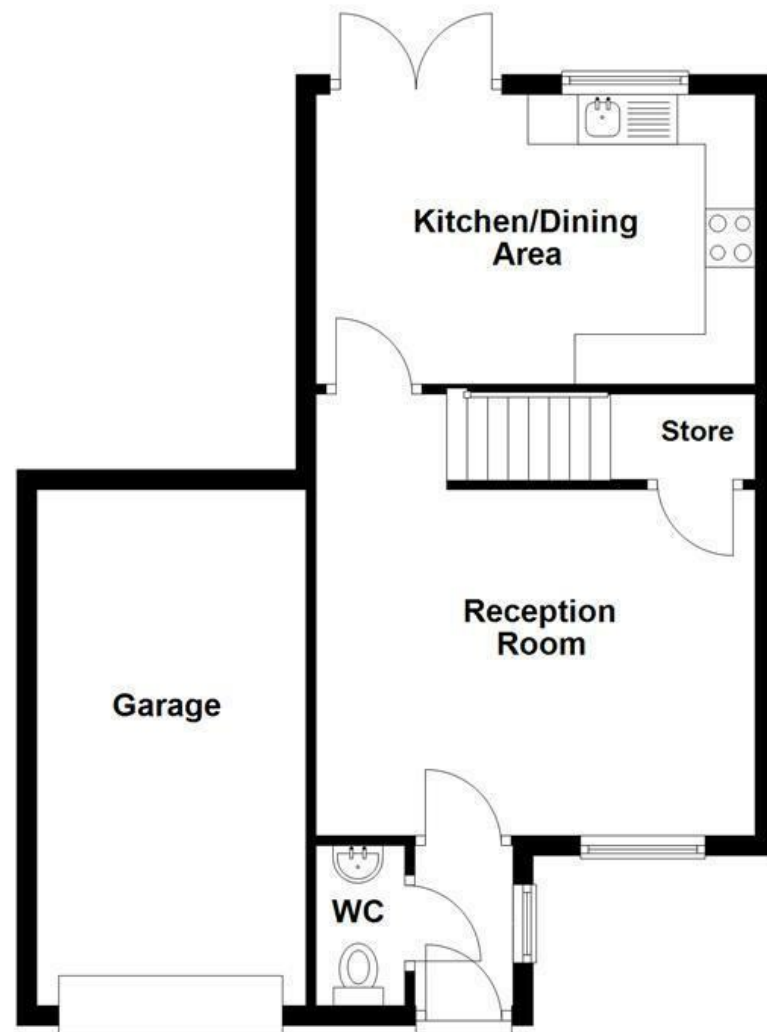
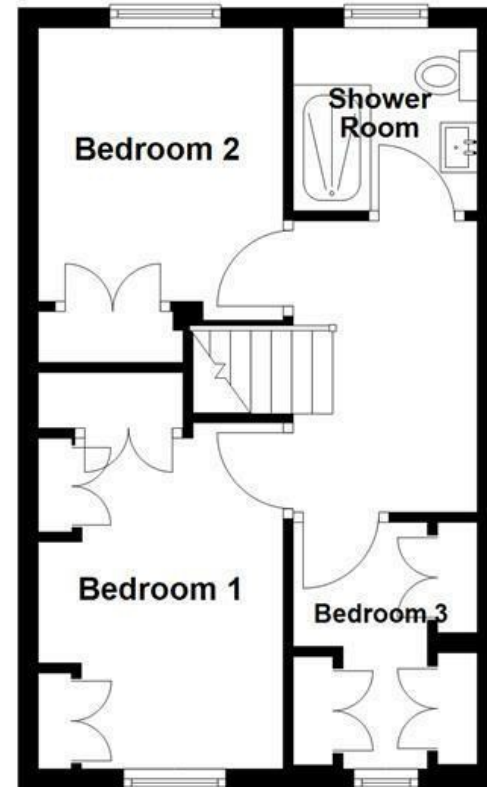


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Constable Drive, Rochdale, OL11 2AY

### £245,000

#### AN OUTSTANDING DETACHED FAMILY HOME

Nestled in the desirable Constable Drive, Rochdale, this exceptional detached house stands as a testament to modern living. Having been meticulously updated and presented to the highest standard, this property offers an inviting atmosphere that is both luxurious and stylish, making it an ideal family home.

Upon entering, one is greeted by immaculate presentation and contemporary fixtures that enhance the overall appeal. Each bedroom is equipped with fitted wardrobes, providing ample storage space, while the living room boasts an enviable media wall, perfect for relaxation and entertainment. The newly fitted shower room, completed within the last five months, adds a touch of modern convenience to the home.

The exterior of the property is equally impressive, featuring a beautifully landscaped garden that offers a serene outdoor space for family gatherings or quiet moments of reflection. The driveway provides convenient off-road parking, complemented by an added garage for either further storage, vehicle accommodation or converted into a second living space if desired.

Situated within a sought-after estate, this home benefits from its proximity to local schools, bus routes, and essential amenities. Additionally, the property enjoys excellent access to network and major motorway links, making it an ideal choice for commuters.



Constable Drive, Rochdale, OL11 2AY

£245,000

 3  1  1  B

- Exquisite Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating B
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Three Piece Shower Room
  - Beautifully Landscaped Gardens
  - Council Tax Band C

Ground Floor

Entrance Hall

5'3 x 3'3 (1.60m x 0.99m)  
Composite front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors leading to WC and reception room.

WC

5'3 x 2'11 (1.60m x 0.89m)  
Central heated towel rail, wall mounted wash basin with traditional taps, dual flush WC, spotlights, extractor fan and wood effect laminate flooring.

Reception Room

14'6 x 2'11 (4.42m x 0.89m)  
UPVC double glazed window, central heating radiator, smoke detector, media wall with slate tiled elevations and living flame electric fire, integrated LED lighting and television point, acoustic wood panel elevations, under stairs storage, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'6 x 9'6 (4.42m x 2.90m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, smoke detector, integrated boiler, acoustic wood panel elevations, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'5 x 6'1 (2.87m x 1.85m)  
Central heating radiator, loft access, air purifier, smoke detector, doors leading to three bedrooms and shower room.

Bedroom One

11'1 x 8'2 (3.38m x 2.49m)  
UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Two

9'5 x 8'2 (2.87m x 2.49m )  
UPVC double glazed window, central heating radiator, television point and fitted wardrobe.

Bedroom Three

8'2 x 6'1 (2.49m x 1.85m )  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Shower Room

6'1 x 6'0 (1.85m x 1.83m)  
UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, inset shelving with LED lighting, LED illuminated mirror, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, porcelain tiles, stone pillars, fencing, bedding areas, timber storage shed and access to garage.

Garage

17'2 x 8'10 (5.23m x 2.69m)  
Power and lighting.

Front

Laid to lawn garden with stone chip driveway and access to garage.

