

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Broadbent Street, Rochdale, OL11 3DD

### Offers In Excess Of £270,000

AN OUTSTANDING FAMILY HOME

Welcome to Broadbent Street, a superb modern family home situated on the popular Calico Grove development in Rochdale. Presented and maintained to the highest standard throughout, this lovely new build property boasts a modern design with spacious rooms and stylish interiors, making it the perfect choice for families seeking a comfortable and inviting living space.

Upon entering, you will be greeted by a well-appointed reception room that flows seamlessly into an open-plan kitchen diner, ideal for both entertaining and everyday family life. The kitchen is well equipped with integrated appliances and modern fixtures and fittings. The neutral yet tasteful decoration throughout the home creates a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste.

This property features three generously sized bedrooms, providing ample space for family members or guests. The well-designed bathroom complements the home's modern aesthetic, ensuring convenience and comfort for all.

Outside, you will find garden space both at the front and rear of the property, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the ample off-road parking adds

# Broadbent Street, Rochdale, OL11 3DD

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 3  1  1  B

- Modern Semi Detached Property
- Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Four Piece Bathroom Suite
- Garden to Rear
- Council Tax Band C

## Ground Floor

### Entrance Hall

9'8 x 3'8 (2.95m x 1.12m)

Composite double glazed frosted front door, central heating radiator, smoke detector, tiled effect lino flooring, doors leading to WC, reception room and stairs to first floor.

### WC

5'10 x 3'0 (1.78m x 0.91m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC and tiled effect lino flooring.

### Reception Room

15'10 x 11'10 (4.83m x 3.61m)

UPVC double glazed window, central heating radiator, television point and tiled effect lino flooring.

### Kitchen

16'6 x 15'5 (5.03m x 4.70m)

Three Velux windows, central heating radiator, range of matte wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap, integrated high rise oven, four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, smoke detector, under stairs storage, tiled effect lino flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

8'6 x 6'8 (2.59m x 2.03m)

Smoke detector, loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

12'9 x 8'6 (3.89m x 2.59m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'5 x 8'6 (3.78m x 2.59m)

UPVC double glazed window, central heating radiator and television point.

### Bedroom Three

8'5 x 6'8 (2.57m x 2.03m)

UPVC double glazed window and central heating radiator.

## Bathroom

9'5 x 6'8 (2.87m x 2.03m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

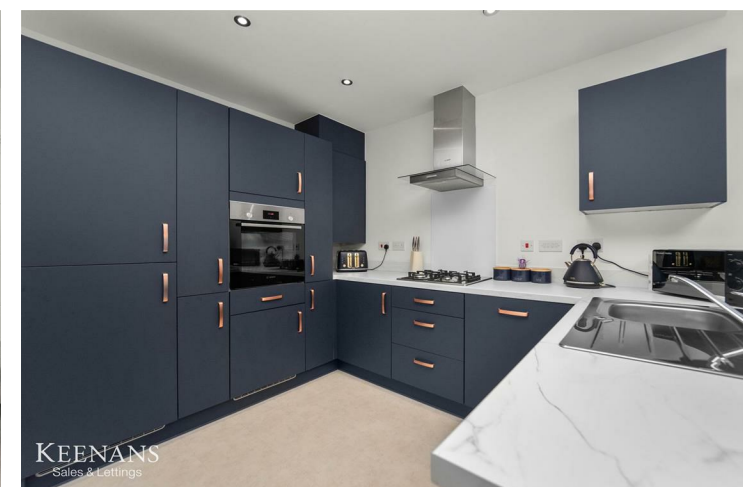
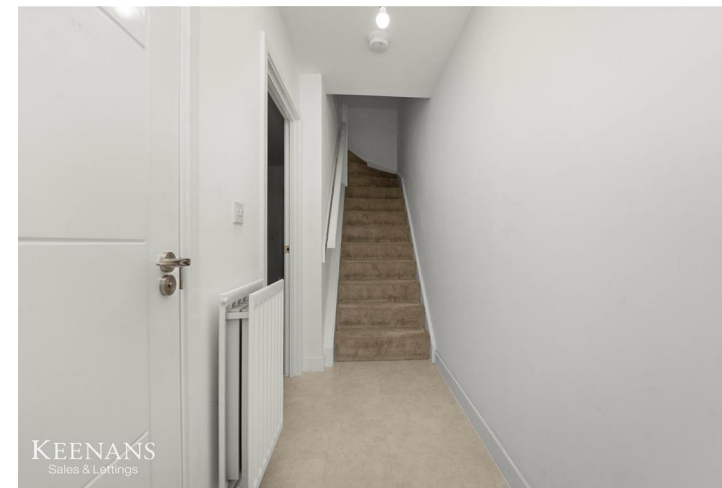
## External

### Rear

Enclosed garden with laid to lawn and paving.

### Front

Laid to lawn garden and tarmac driveway.



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