



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Winston Avenue, Rochdale, OL11 5JA

£395,000

AN EXQUISITE EXTENDED FAMILY HOME

Nestled on the sought-after Winston Avenue in Rochdale, this exceptional semi-detached house has been meticulously renovated and extended to create a stunning family home that exudes style and sophistication. With four spacious bedrooms and two modern bathrooms, this property is designed to cater to the needs of contemporary living.

Upon entering, you will be greeted by an inviting atmosphere that flows seamlessly through the two reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the impressive open-plan kitchen, which boasts exquisite bi-folding doors that open up to the rear garden, allowing for a harmonious blend of indoor and outdoor living. The kitchen is finished to the highest standard, making it a perfect space for family gatherings and culinary adventures.

The property is adorned with neutral décor and elegant oak doors throughout, enhancing its modern appeal. Each room has been thoughtfully designed to maximise space and light, creating a warm and welcoming environment. The current owners have truly transformed this residence into a luxurious haven, ready for you to move straight in.

Located within a popular estate, this home is just a stone's throw away from local amenities, schools, and excellent transport links to Manchester, Bury, and major motorways. This prime location ensures that you are well-connected while enjoying the tranquillity of a residential neighbourhood.

Winston Avenue, Rochdale, OL11 5JA

£395,000

 4  2  2  D

- Outstanding Semi Detached Property
 - Open Plan Living
 - Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Fully Renovated
 - Tenure Freehold
- Two Bathrooms
 - Stunning Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

7'3 x 3'6 (2.21m x 1.07m)

Composite double glazed frosted front door, UPVC double glazed window, spotlights and oak door to hall.

Hall

15'11 x 6'1 (4.85m x 1.85m)

Central heating radiator, smoke detector, meter cupboard, under stairs storage, wood effect laminate flooring, oak doors two reception rooms, dining room and stairs to first floor.

Reception Room One

15'11 x 10'11 (4.85m x 3.33m)

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

Reception Room Two

12'9 x 10'6 (3.89m x 3.20m)

UPVC double glazed window and central heating radiator.

Dining Room

17'3 x 17'11 (5.26m x 5.46m)

Central heating radiator, wood effect laminate flooring and open to kitchen.

Kitchen

28'2 x 13'0 (8.59m x 3.96m)

UPVC double glazed window, three Velux windows, two central heating radiators, range of matte wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated breakfast bar, spotlights, smoke detector, wood effect laminate flooring, oak door to utility and UPVC double glazed bi-folding doors to rear.

Utility

7'0 x 6'10 (2.13m x 2.08m)

Central heating radiator, range of matte base units with granite effect work surfaces, plumbing for washing machine, Worcester boiler, wood effect laminate flooring, oak door to WC and composite double glazed frosted door to side elevation.

WC

7'0 x 3'5 (2.13m x 1.04m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect laminate flooring.

First Floor

Landing

8'2 x 7'1 (2.49m x 2.16m)

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

Bedroom One

15'9 x 10'6 (4.80m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobes and loft access.

En Suite

10'6 x 4'5 (3.20m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, walk-in double direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and wood effect tiled flooring.

Bedroom Two

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'3 x 11'0 (3.12m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'9 x 7'0 (2.97m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan and lino flooring.

External

Rear

Wraparound laid to lawn garden with bedding, paving and mature shrubbery.

Front

Laid to lawn garden with bedding, mature shrubbery and block paved driveway.



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