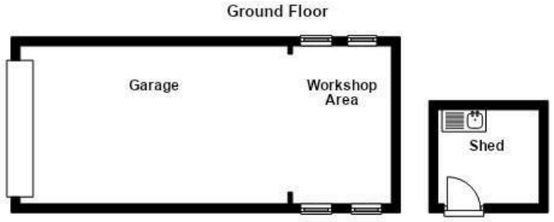
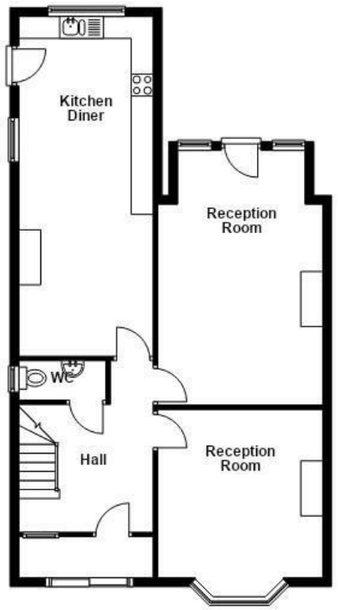
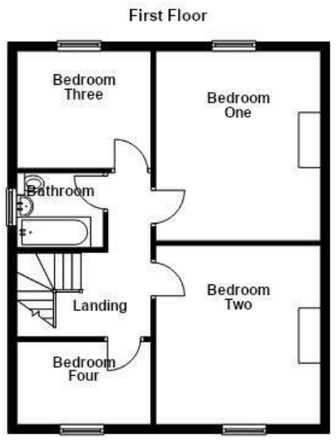
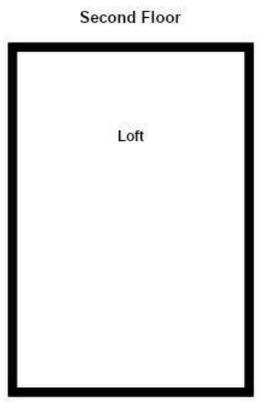
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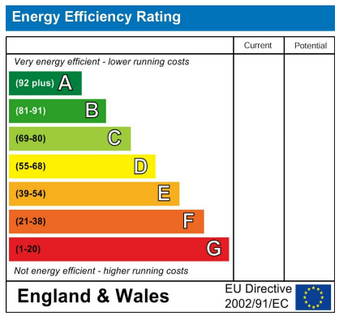












Edenfield Road, Rochdale, OL11 5AG

£410,000

IMPRESSIVE FOUR BEDROOM SEMI DETACHED EXTENDED HOME

This home is a perfect blend of modern living and spacious comfort. Boasting four well-proportioned bedrooms, this home is ideal for families seeking both space and style.
Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the contemporary kitchen extension, which features integrated appliances and sleek finishes, making it a delightful space for culinary enthusiasts.
The property also benefits from a WC and a bathroom, ensuring convenience for all family members. Additionally, the large loft space presents an excellent opportunity for further development or storage, catering to your individual needs.

Outside, the expansive rear garden is a standout feature, offering plenty of room for outdoor activities and the potential to accommodate multiple vehicles. This outdoor space is perfect for summer gatherings or simply enjoying the fresh air.
This must-see home combines practicality with modern aesthetics, making it a fantastic choice for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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£410,000

4 2 2

- Tenure Leasehold
- Off Road Parking With Drive And Garage To Rear
- Abundance Of Indoor And Outdoor Space
- Close Proximity To Local Amenities
- Council Tax Band D
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Extensive Kitchen/Dining Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC door to porch,

Porch
10' x 3'1 (3.05m x 0.94m)

tiled flooring, hardwood single glazed door to the hallway.

Hallway
10'3 x 10' (3.12m x 3.05m)

UPVC double glazed window, smoke alarm, coving, doors to reception room kitchen and WC, staircase to first floor.

WC
6'6 x 3' (1.98m x 0.91m)

Hardwood double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin, lino flooring and under stairs storage with boiler.

Reception Room One
15'9 x 12'5 (4.80m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, television point, open fire with tiled hearth and solid wood surround.

Reception Room Two
19' x 12'4 (5.79m x 3.76m)

Two UPVC double glazed windows with triple glazed stained glass, central heating radiator, coving, cast iron log burning stove with exposed brick and decorative surround, television point, integrated alcove storage, UPVC double glazed door with triple glazed stained glass to the rear.

Kitchen/Dining Area
25'4 x 10' (7.72m x 3.05m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half bowl sink and draining board with a high spout mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer, dishwasher, washer dryer, cast iron multi fuel burner with exposed brick hearth and surround, spotlights, tiled effect vinyl flooring.

First Floor

Landing
12 x 9'1 (3.66m x 2.77m)

UPVC double glazed window, central heating radiator, coving, loft access, doors to four bedrooms and bathroom.

Bedroom One
14'5 x 12'5 (4.39m x 3.78m)

UPVC double glazed window, central heating radiator.

Bedroom Two
13'4 x 12'5 (4.06m x 3.78m)

UPVC double glazed window, central heating radiator.

Bedroom Three
9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window, central heating radiator.

Bedroom Four
9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed window, central heating radiator.

Bathroom
6'6 x 5'9 (1.98m x 1.75m)

UPVC double glazed window, chrome heated towel rail, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, tiled panelled bath with mixer tap and rinse head, tiled elevations, tiled effect vinyl flooring.

Second Floor

Loft
25 x 17 approx (7.62m x 5.18m approx)

Potential to be converted.

External

Front
Enclosed garden with paving and bedding areas.

Rear
Enclosed garden with paving, power, external taps, stone chip driveway for multiple cars, storage shed and access to the garage.

Storage Shed
7'7 x 7'5 (2.31m x 2.26m)

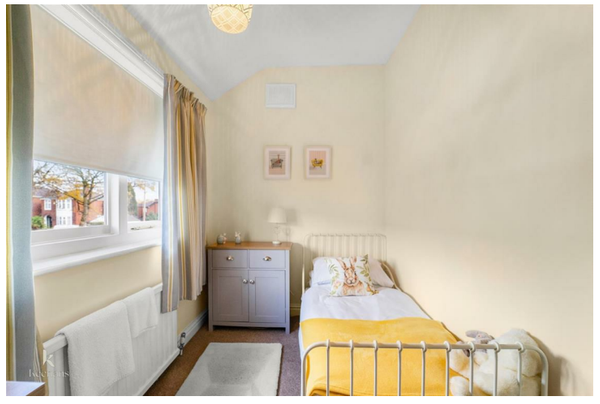
Garage
20' x 11'9 (6.10m x 3.58m)

Workshop Area
11'9 x 7'5 (3.58m x 2.26m)










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