



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C	75		
(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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## 9, Rosewood, Rochdale, OL11 5XU, OL11 5XU

### Offers In Excess Of £260,000

A BEAUTIFULLY PRESENTED FAMILY HOME WITH PARKING AND PRIVATE GARDEN

Welcome to this charming semi-detached house located at Rosewood. Nestled in a peaceful cul-de-sac, this property is situated in a highly sought-after area, making it an ideal choice for families seeking a tranquil yet convenient lifestyle.

This delightful home boasts three well-proportioned bedrooms, providing ample space for a growing family. The good-sized reception room offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern kitchen/diner is designed with functionality in mind, making it a wonderful space for family meals and gatherings.

Step outside to discover a generous rear garden, which features a lovely patio area, bedding spaces, and a designated seating area, perfect for enjoying sunny days. There is also ample room for garden storage, and pedestrian access to parking and a garage adds to the convenience of this property.

This home is ready for you to move straight in, making it an excellent opportunity for those looking to settle into their dream home without the hassle of renovations. With its appealing features and prime location, this property is sure to attract interest. Don't miss your chance to view this lovely family home in Rochdale.

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# 9, Rosewood, Rochdale, OL11 5XU, OL11 5XU

Offers In Excess Of £260,000



- An Outstanding Semi Detached Family Home
- Stylish Interiors
- Off Road Parking With Detached Garage
- Tenure Leasehold
- Three Bedrooms
- Perfect Family Home
- Council Tax Band C
- Fully Updated Throughout
- Sought After Location
- EPC Rating C

## Ground Floor

### Entrance

UPVC double glazed frosted door and window to entrance porch

### Entrance Porch

4' x 3'6 (1.22m x 1.07m)

Cloak storage, door to reception room

### Reception Room

14'6 x 14'6 (4.42m x 4.42m)

UPVC double glazed window, central heating radiator, coving to the ceiling, two feature wall lights, living flame gas fire, television point, stairs leading to the first floor, double doors to kitchen

### Kitchen

14'6 x 9'5 (4.42m x 2.87m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units with laminate work surfaces, double oven and microwave oven in a high rise unit with a four ring gas hob, extractor hood, glass splashback, one and a half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, washing machine and dryer, spotlights, wooden effect flooring, UPVC double glazed French doors to the rear garden

## First Floor

### Landing

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed window, loft access and smoke alarm, doors leading to three bedrooms and a bathroom

### Bathroom

6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with jets and over head multi-jet shower feed and additional rinsehead, spotlights, extractor fan, fully tiled elevations, tiled flooring

### Bedroom One

14'3 x 8'3 (4.34m x 2.51m)

UPVC double glazed window, central heating radiator, ceiling fan

### Bedroom Two

9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed window, central heating radiator

### Bedroom Three

9'6 x 5'11 (2.90m x 1.80m)

UPVC double glazed window, central heating radiator, above stairs storage

### Exterior

#### Front

Laid to lawn garden with bedding areas and path leading to the front entrance door

#### Rear

A private, enclosed, laid to lawn garden with paved patio, bedding areas and multiple seating areas. A further section provides space for garden storage and a shed. There is pedestrian access to a parking space to the rear and a door to the garage

#### Garage

15'9 x 8'7 (4.80m x 2.62m)

Mains power supply.



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