

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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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Oulder Hill Drive, Rochdale,, OL11 5LB

Offers In Excess Of £500,000

Nestled in the serene surroundings of Oulder Hill Drive, Bamford, this splendid chain free detached house offers a perfect blend of comfort and elegance. Situated on a private street, the property is enveloped by lush greenery, including beautiful trees and vibrant flowers, creating a tranquil retreat from the hustle and bustle of everyday life. Within the catchment area of Ofsted rated 5 star schools.

Upon entering the ground floor, you are greeted by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen features a built-in wine cooler, ideal for those who appreciate fine dining and entertaining guests. Additionally, a convenient WC is located on this level, enhancing the practicality of the home.

As you ascend to the upper floor, you will find generously sized bedrooms that offer ample space for rest and rejuvenation. The well-designed bathroom complements the sleeping quarters, ensuring comfort and convenience for all residents.

The outdoor space is equally impressive, with a beautifully paved Indian stone design patio in the rear gated garden, perfect for alfresco dining or simply enjoying the peaceful surroundings. The property also boasts its own driveway and a double garage, featuring an EV charging point.

This delightful home is an exceptional opportunity for those seeking a peaceful yet accessible location, combining modern living with the beauty of nature. Do not miss the chance to make this charming property your own.

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Offers In Excess Of £500,000

 4  3  1  C

- Tenure Leasehold
- Council Tax Band E
- EPC Rating C
- Ample Off Road Parking With Access To Garage
- Sought After Location On A Private Plot
- Four Bedroom Detached Property Set In Its Own Surroundings
- Ideal Family Home With Viewing Essential
- Decorated To A High Standard With Quality Fixtures And Fittings
- Envious Garden Spaces

Ground Floor

Entrance

UPVC double glazed entrance door leading to the hallway.

Hallway

11'10 x 7'1 (3.61m x 2.16m)

Central heating radiator, coving to the ceiling, spotlights, wood effect flooring, stairs leading to the first floor and doors to a downstairs WC, lounge/dining room, and kitchen.

WC

4'11 x 3'11 (1.50m x 1.19m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, wall mounted wash basin with mixer taps, partially tiled elevations, laminate flooring, extractor fan.

Lounge/Dining Room

27'6 x 11'2 (8.38m x 3.40m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, television point, remote gas fire, laminate flooring, UPVC double glazed French doors to the rear, door to kitchen.

Kitchen

16'9 x 13'6 (5.11m x 4.11m)

Two UPVC double glazed windows with remote controlled blinds, high gloss wall and base units with granite work surfaces and splash backs, stainless steel sink with mixer taps, range cooker, extractor hood, integrated fridge, freezer, dishwasher, microwave and wine chiller, enclosed boiler, plinth lighting, spotlights, laminate flooring, doors to under stairs storage, and side elevation.

First Floor

Landing

10'1 x 7'8 (3.07m x 2.34m)

Coving to the ceiling, spotlights, central heating radiator, loft access, doors leading to four bedrooms and the family bathroom.

Bedroom One

12' x 11'2 (3.66m x 3.40m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, laminate flooring, door to ensuite.

Ensuite Wet Room

7'4 x 3'2 (2.24m x 0.97m)

UPVC double glazed frosted window, heated towel rail, flush plate WC, wall mounted wash basin with mixer taps, walk in shower enclosure, fully tiled elevations, tiled flooring, extractor fan.

Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bedroom Three

9'10 x 8'11 (3.00m x 2.72m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bedroom Four

11'3 x 8' (3.43m x 2.44m)

Currently used as a home office, UPVC double glazed window, central heating radiator, laminate flooring.

Family Bathroom

6'9 x 6'5 (2.06m x 1.96m)

UPVC double glazed frosted window, heated towel rail, spotlights, dual flush plate WC, vanity top wash basin with mixer taps, double bath with mixer taps and rinsehead, spotlights, fully tiled elevations, tiled flooring, extractor fan.

Exterior

Rear

Landscaped garden with artificial turfing and Indian Stone paved patios accented with slate chippings and bedding areas.

Front

Laid to lawn garden with steps leading to the front entrance door.

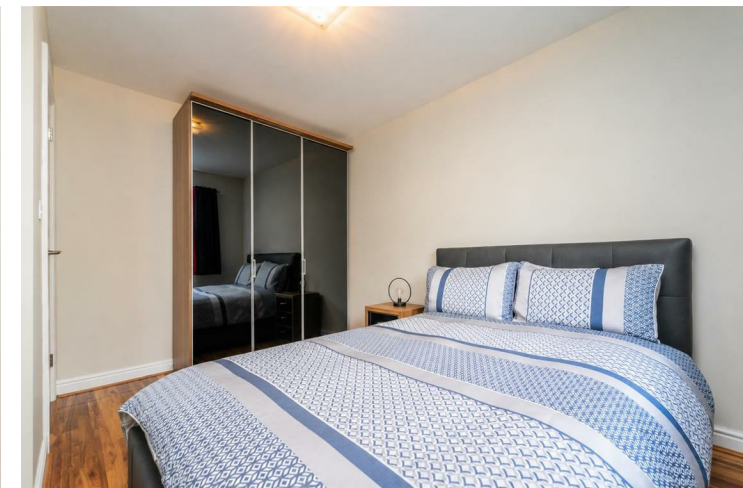
Side

Access to parking at the rear and a double garage.

Double Garage

19'5 x 17'4 (5.92m x 5.28m)

Electric doors, lighting and power.



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