



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

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



## Catches Close, Rochdale, OL11 5AJ

### Offers Over £325,000

AN EXCEPTIONAL DETACHED BUNGALOW -

Nestled on the sought-after Catches Close, Rochdale, this exquisite detached bungalow is a true gem. Having been presented and updated to the highest standard, this property offers a perfect blend of modern living and comfort.

Boasting three spacious double bedrooms, this home is ideal for families or those seeking extra space. The two well-appointed bathrooms feature contemporary fixtures, ensuring convenience and style. The interior is adorned with neutral decoration, allowing for a seamless transition into your new abode.

Set on an impressive plot, the bungalow benefits from ample off-road parking, making it easy for you and your guests. The stunning wrap-around gardens provide a serene outdoor space, perfect for relaxation or entertaining. Notably, the rear of the property is not overlooked, offering delightful views of Denehurst Park, enhancing the sense of privacy and tranquility.

This stylish family home is ready for you to move straight in, making it an excellent choice for those looking for a hassle-free transition. With its desirable location and impeccable presentation, this property truly is not to be missed. Whether you are a first-time buyer or looking to downsize, this bungalow offers a wonderful opportunity to enjoy comfortable living in a beautiful setting.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.



# Catches Close, Rochdale, OL11 5AJ

## Offers Over £325,000

**3****2****1****C**

- Tenure Leasehold
  - Off Road Parking With Access To Garage
  - Ideal Location And Not Overlooked At Rear Of Property
  - Easy Access To Major Network Links
- Council Tax Band D
  - Three Well Appointed Double Bedrooms
  - Viewing Essential
- EPC Rating C
  - Set On An Impressive Plot With Wrap Around Gardens
  - Abundance Of Indoor And Outdoor Space

### Ground Floor

### Garage

**Entrance**  
20'3 x 8'4 (6.17m x 2.54m)

Composite double glazed frosted door to hall.

**Hall**  
16'6 x 9'7 (5.03m x 2.92m)  
Central heating radiator, coving, loft access, smoke alarm, fitted storage, integrated linen cupboard, doors to reception room, kitchen, three bedrooms and bathroom.

**Reception Room**  
21'4 x 13'4 (6.50m x 4.06m)  
UPVC double glazed window, UPVC double glazed inset bay window, central heating radiator, coving, four feature wall lights, television point and UPVC double glazed French doors to rear.

**Kitchen**  
11'3 x 8'4 (3.43m x 2.54m)  
UPVC double glazed window, central heating radiator, range of mixed gloss wall and base units, slate effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric Bosch high rise double oven with four ring gas hob and extractor hood, integrated fridge and freezer, integrated boiler and washing machine, under unit lighting, breakfast bar, spotlights and composite double glazed frosted door to rear.

**Bedroom One**  
13' x 11'2 (3.96m x 3.40m)  
UPVC double glazed inset bay window, central heating radiator, coving, fitted wardrobe and door to en suite.

**En Suite**  
6'4 x 4'11 (1.93m x 1.50m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, PVC to ceiling, spotlights and tiled effect vinyl flooring.

**Bedroom Two**  
14'1 x 11'3 (4.29m x 3.43m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

**Bedroom Three/Dining Room**  
11'3 x 9'7 (3.43m x 2.92m)  
UPVC double glazed window, central heating radiator and coving.

**Bathroom**  
6'4 x 6' (1.93m x 1.83m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, PVC panel bath with mixer tap, overhead direct feed rainfall shower, vanity top wash basin with mixer tap, tiled elevation, PVC to ceiling, spotlights and tiled floor.

### External

**Rear**  
Enclosed wrap around garden with paving, bedding ares, mature shrubs and access to garage.



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