



Edenfield Road, Rochdale, OL11 5AG

£325,000

THE PERFECT FAMILY HOME

Situated on Edenfield Road in Rochdale, this exceptional semi detached family home is a true treasure, seamlessly blending modern living with stylish interiors. Presented to the highest standard, the property boasts immaculate presentation and an abundance of indoor space, making it ideal for family life.

Upon entering, you will find four generously sized bedrooms, each offering ample room for relaxation and privacy. The two inviting reception rooms are designed for comfort and warmth, providing the perfect setting for family gatherings or quiet evenings in. The current owners have thoughtfully transformed this home into a luxurious retreat, ensuring it is ready for you to move straight in.

One of the standout features of this property is the cellar, which offers extra storage space or the potential for further development, catering to your needs. Step outside to discover an enviable garden, perfect for enjoying the outdoors or hosting summer barbecues with family and friends. The property also benefits from a double driveway, carport, and an external shed, providing convenience and practicality.

With its charming original features, spacious rooms, and modern fixtures and fittings, this home truly embodies the perfect family living experience. Its prime location and exceptional attributes make this property a must-see for anyone seeking a stylish and comfortable home in Rochdale. Do not miss the opportunity to make this remarkable house your new family haven.

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

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

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- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Spacious Fitted Kitchen And Four Piece Bathroom Suite
 - Ideal Family Home With Viewing Essential
- Council Tax Band C
 - Four Well Proportioned Bedrooms
 - Impressive Garden Space
- EPC Rating TBC
 - Ample Cellar Space Catering For Extra Storage
 - Easy Access To Major Network Links

Ground Floor

Entrance

Hardwood single glazed leaded door to vestibule.

Vestibule

4'3 x 3'11 (1.30m x 1.19m)

Coving, hardwood parquet floor and hardwood single glazed door to hall.

Hall

22'7 x 5'9 (6.88m x 1.75m)

Central heating radiator, coving, smoke alarm, corbel, doors to two reception rooms and kitchen, stairs to first floor and door to stairs to lower ground floor.

Reception Room One

13'5 x 12'10 (4.09m x 3.91m)

Two UPVC double glazed window, upright central heating radiator, coving, ceiling rose, cast iron open coal fire and television point.

Reception Room Two

13'7 x 12'1 (4.14m x 3.68m)

Two UPVC double glazed windows, upright central heating radiator, coving, ceiling rose, cast iron open coal fire, two feature wall lights and television point.

Kitchen

17' x 9'10 (5.18m x 3.00m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, three door range cooker with six ring gas hob, space for fridge freezer, plumbed for washing machine, dryer and dishwasher, spotlights, tiled effect lino flooring and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar Room One

13'5 x 4'7 (4.09m x 1.40m)

Power, lighting and open to cellar room two.

Cellar Room Two

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, power and lighting.

First Floor

Landing

23'3 x 5'9 (7.09m x 1.75m)

Skylight, coving, doors to four bedrooms and bathroom.

Bedroom One

13'8 x 12'1 (4.17m x 3.68m)

UPVC double glazed window, central heating radiator, original fire place and fitted wardrobe.

Bedroom Two

12'11 x 10' (3.94m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

12'6 x 7'11 (3.81m x 2.41m)

UPVC double glazed window, central heating radiator, loft access and wood effect laminate flooring.

Bedroom Four

11'1 x 9'11 (3.38m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

9'2 x 5'11 (2.79m x 1.80m)

UPVC double glazed frosted window, upright central heating radiator, vanity top wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, low flush WC, tiled panel bath with mixer tap and rinse head, tiled elevation, spotlights and tiled floor.

External

Rear

Laid to lawn garden with paving, bedding areas and access to shed.

Shed

8'4 x 8' (2.54m x 2.44m)

Dar to car port.

Front

Off road parking and car port.

