

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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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## Foxglove Court, Rochdale, OL12 6XF

### Offers In The Region Of £270,000

THREE BEDROOM FAMILY HOME IN ROCHDALE

Welcome to this charming detached house located in the desirable area of Foxglove Court, Rochdale. This delightful property boasts a spacious reception room that flows effortlessly into a bright and inviting dining room, perfect for entertaining family and friends. The generous kitchen, conveniently adjoining the dining area, offers ample space for culinary creations and family gatherings.

The home features three well-proportioned bedrooms, providing comfortable living spaces for all. Each room is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property also includes a well-appointed bathroom, ensuring convenience for the whole family.

Outside, you will find the added benefit of off-road parking, along with a garage, providing secure storage and easy access for your vehicles. This home is ideal for those seeking a blend of comfort and practicality in a peaceful neighbourhood.

With its excellent layout and thoughtful design, this property is perfect for families or anyone looking for a spacious home in a lovely setting. Don't miss the opportunity to make this

# Foxglove Court, Rochdale, OL12 6XF

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 3  1  2  D

- Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

## Ground Floor

### Porch

4'1 x 4'1 (1.24m x 1.24m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, wood effect floor and door to reception room one.

### Reception Room One

21'9 x 11'5 (6.63m x 3.48m)

UPVC double glazed window, two central heating radiators, living flame gas fire,, storage cupboard, door to stairs to first floor, open access to reception room two and door to kitchen.

### Reception Room Two

8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding door to rear.

### Kitchen

10' x 7'3 (3.05m x 2.21m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, space for fridge freezer, plumbing for dishwasher, tile effect flooring and UPVC double glazed door to rear.

## First Floor

### Landing

8'3 x 2'6 (2.51m x 0.76m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

### Bedroom One

13'1 x 8'10 (3.99m x 2.69m)

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

### Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'11 x 8'5 (2.72m x 2.57m)

UPVC double glazed window and central heating radiator.

## Bathroom

10'2 x 7'6 (3.10m x 2.29m)

Two UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, storage cupboard, tiled elevation and wood effect flooring.

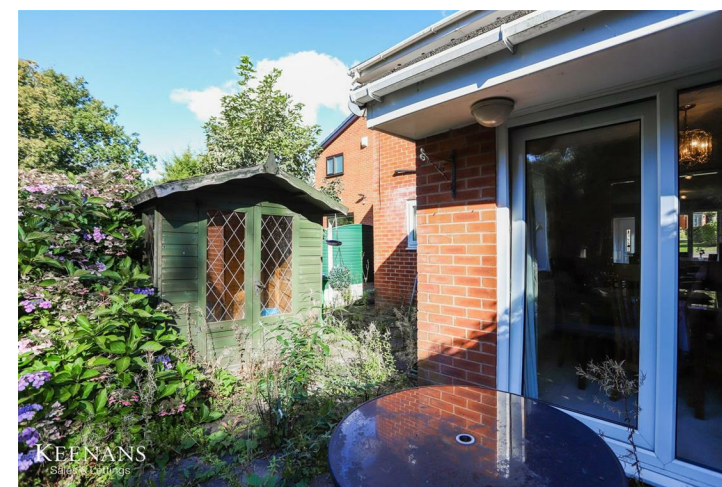
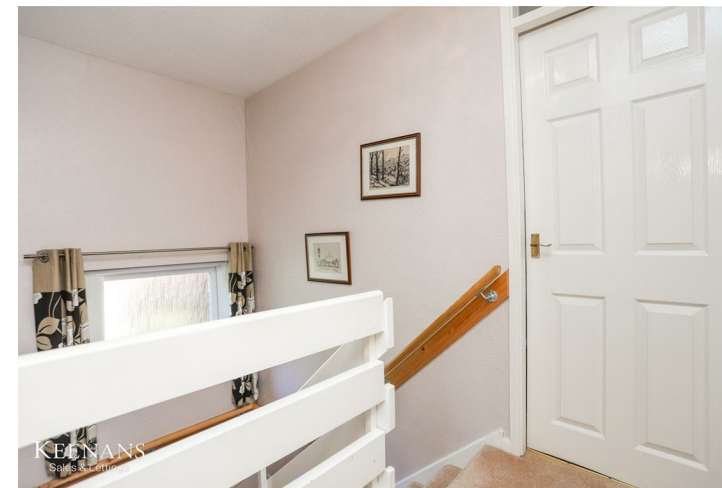
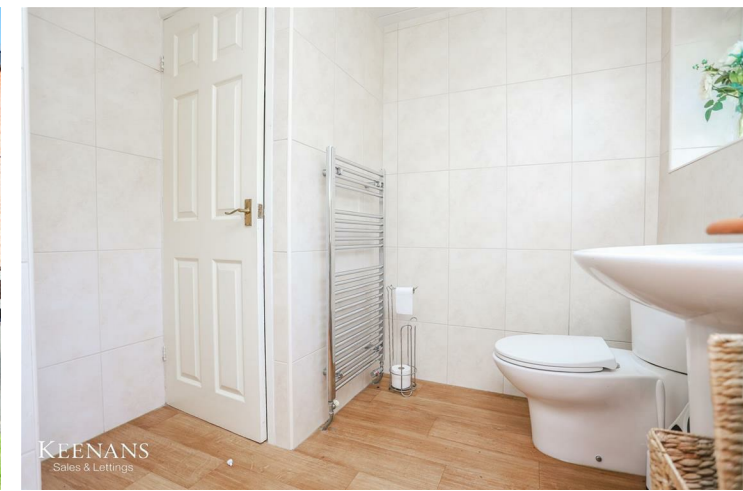
## External

### Front

Laid to lawn garden and driveway leading to garage.

### Rear

Paving, mature shrubs and storage shed.



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