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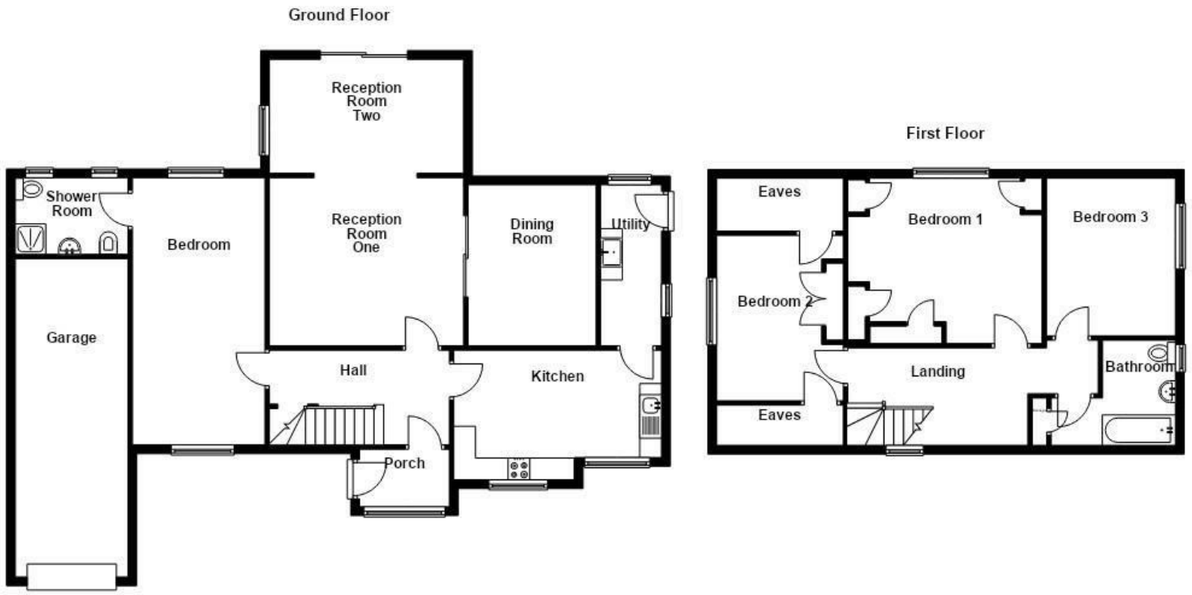
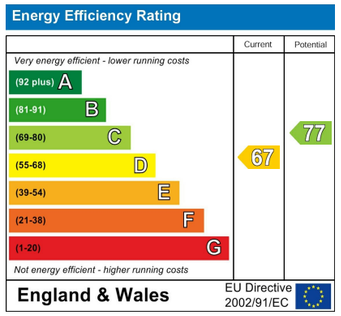


Total area: approx. 180.9 sq. metres (1947.6 sq. feet)



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

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Chadwick Hall Road, Rochdale, OL11 4DJ

Offers Over £499,995

FOUR BEDROOM DETACHED HOME BURSTING WITH POTENTIAL AND WITH EXTENSIVE PRIVATE GARDEN SPACE

This house offers a perfect blend of comfort and space, bursting with potential and ideal for families or those seeking a serene retreat. The property boasts four generously sized bedrooms, providing ample room for relaxation and personal space.

Upon entering, you are welcomed into a bright and airy hallway that leads to three inviting reception rooms. These versatile spaces can be tailored to your needs, whether you envision a cosy lounge, a formal dining area, or a playroom for the children. The spacious kitchen is a true highlight, featuring a separate utility room that enhances functionality and convenience, making daily chores a breeze.

The ground floor also includes a bedroom with the added bonus of a shower room, perfect for guests or busy family life. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful haven for rest. The family bathroom is thoughtfully designed to cater to your needs.

One of the standout features of this property is the large rear private garden, providing a wonderful outdoor space for entertaining, gardening, or simply enjoying the fresh air. This garden is

Chadwick Hall Road, Rochdale, OL11 4DJ

Offers Over £499,995

4 2 3 D

- Tenure Freehold
- Off Road Parking With Access To A Garage
- Two Bathrooms For Convenience
- Close Proximity To Local Amenities
- Council Tax Band F
- Four Generously Sized Bedrooms
- Ample Indoor And Outdoor Space
- EPC Rating D
- Bursting With Potential And An Ideal Home For A Family Or Investment Opportunity
- Easy Access To Major Commuter Links

Ground Floor

Entrance
UPVC double glazed door to porch.

Porch
6'9 x 4'5 (2.06m x 1.35m)

UPVC double glazed windows, tiled floor and door with side glass pane panel leading to hall.

Hall
14'9 x 7'8 (4.50m x 2.34m)

Central heating radiator, coving, two feature wall lights, doors to reception room, kitchen and bedroom, stairs to first floor and under stairs storage.

Reception Room One
14'9 x 12'8 (4.50m x 3.86m)

Coving, dado rail, four feature wall lights, two picture wall lights, electric baseboard heater, decorative fireplace, sliding doors to dining room and open access to reception room two.

Reception Room Two
14'9 x 8'9 (4.50m x 2.67m)

UPVC double glazed window, central heating radiator, coving, dado rail, two picture wall lights and UPVC double glazed sliding doors to rear garden.

Dining Room
12' x 9'8 (3.66m x 2.95m)

UPVC double glazed window, coving, dado rail, electric baseboard heater and door to kitchen.

Kitchen
15'7 x 9'9 (4.75m x 2.97m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel one and a half sink with double draining board and mixer tap, tiled splash back, oven in a high rise unit, four ring electric hob, space for fridge freezer, tiled floor, doors to utility and rear.

Utility
11'6 x 4'6 (3.51m x 1.37m)

UPVC double glazed window, central heating radiator, laminate work top, tiled splash back, wall mounted sink, plumbing for washing machine, space for dryer, storage cupboard and door to rear garden.

Bedroom
20'3 x 10' (6.17m x 3.05m)

Two UPVC double glazed windows, central heating radiator, coving, television point and door to shower room.

Shower Room
8'6 x 5'4 (2.59m x 1.63m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, enclosed direct feed shower, bidet, shaving point and tiled elevation.

First Floor

Landing
16' x 7'4 (4.88m x 2.24m)

UPVC double glazed window on stair return, smoke alarm, three feature wall lights, electric baseboard heater, doors to three bedrooms and bathroom.

Bedroom One
14'9 x 12'8 (4.50m x 3.86m)

UPVC double glazed window, central heating radiator and three feature wall lights.

Bedroom Two
12'5 x 9'8 (3.78m x 2.95m)

UPVC double glazed window, central heating radiator and eaves storage.

Bedroom Three
12' x 9'9 (3.66m x 2.97m)

UPVC double glazed window, central heating radiator, spotlights and loft access.

Bathroom
9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin, panel bath with overhead direct feed shower, tiled elevation and storage.

External

Front
Driveway leading to garage, laid to lawn garden, bedding areas, mature shrubbery and trees.

Garage
24' x 8'6 (7.32m x 2.59m)

Roller garage door.

Side
Pathway and bedding areas.

Rear
Extensive private enclosed laid to lawn garden, paved patio, bedding areas with trees and mature shrubbery.

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