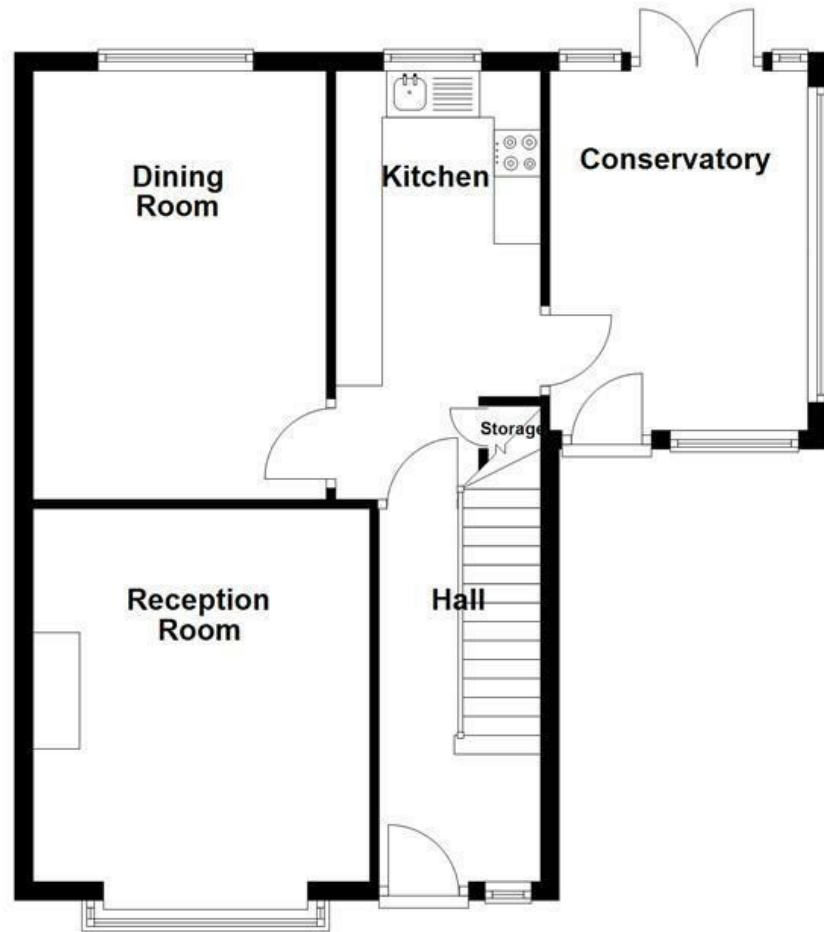
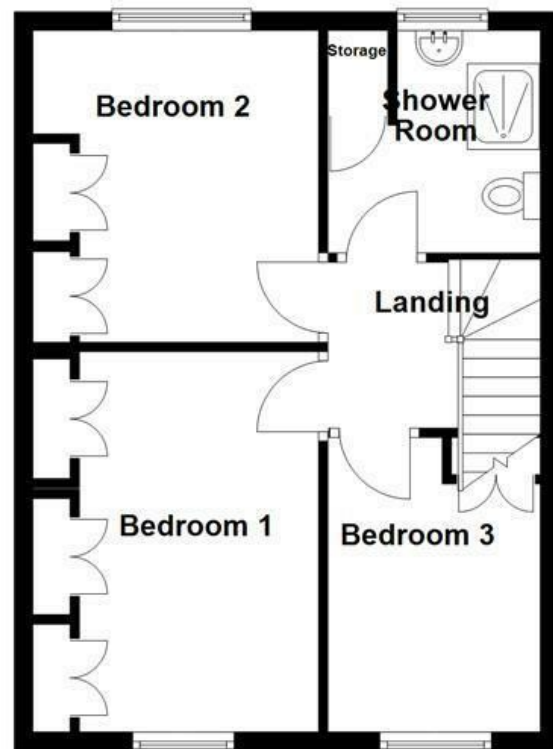


Ground Floor



First Floor



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

Linnell Drive, Rochdale, OL11 5QP

£350,000

LOVELY THREE-BEDROOM HOME IN ROCHDALE

Situated in the charming area of Linnell Drive, Rochdale, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-designed kitchen is a true highlight, seamlessly connecting to a bright conservatory, which serves as an ideal space for enjoying morning coffee or hosting gatherings with family and friends.

The property boasts three well-proportioned bedrooms, each offering ample space for personalisation and comfort. Whether you are looking to create a serene sanctuary or a vibrant children's room, these bedrooms cater to a variety of needs.

Outside, the beautifully kept rear enclosed garden presents a tranquil retreat, perfect for outdoor activities or simply unwinding in the fresh air. Additionally, the convenience of off-road parking adds to the appeal of this lovely home, ensuring that you have a secure space for your vehicle.

This property is not just a house; it is a place where memories can be made. With its thoughtful layout and inviting features, it is an excellent opportunity for families or individuals seeking a welcoming home in a desirable location. Do not miss the chance to make this charming residence your own.

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Linnell Drive, Rochdale, OL11 5QP

£350,000



- Tenure Leasehold
 - Ample Off Road Parking With Access To Garage
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating TBC
 - Fitted Kitchen And Shower Room
 - Enviaible Garden Space

Ground Floor

Entrance

Composite double glazed door to hall.

Hall

13'4 x 5'10 (4.06m x 1.78m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, doors to reception room, kitchen, stairs to first floor and wood effect laminate flooring.

Reception Room

13'2 x 11'11 (4.01m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, dado rail, living flame gas fire with marble surround and wood mantle.

Kitchen

15' x 7'3 (4.57m x 2.21m)

UPVC double glazed window, central heating radiator, wall and base units, quartz worktop, tiled splash back, stainless steel sink and drainer with mixer tap, space for freestanding oven, space for fridge freezer and fridge, doors to dining room, conservatory and under stairs storage, wood effect laminate flooring.

Dining Room

15' x 10'4 (4.57m x 3.15m)

UPVC double glazed window, central heating radiator, coving and dado rail.

Conservatory

12'8 x 9' (3.86m x 2.74m)

UPVC double glazed windows, wood effect laminate flooring, UPVC double glazed French doors to rear and UPVC door to front.

First Floor

Landing

7'4 x 5'6 (2.24m x 1.68m)

UPVC double glazed window, loft access, doors to three bedrooms and shower room.

Bedroom One

13'5 x 10'4 (4.09m x 3.15m)

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

Bedroom Two

11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window, coving and integrated wardrobe.

Bedroom Three

10'5 x 7'6 (3.18m x 2.29m)

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

Shower Room

7'11 x 7'4 (2.41m x 2.24m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, direct feed shower with rinse head, integrated storage, tiled elevation, spotlights and tiled effect laminate flooring.

External

Rear

Enclosed laid to lawn garden, paving, bedding areas, gravel chippings and shed.

Front

Laid to lawn and paving.



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