



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	

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Wordsworth Way, Rochdale, OL11 5HZ

£270,000

AN IMPRESSIVE FAMILY HOME

Offering an abundance of indoor and outdoor space, this enviable three bedroom detached property is being proudly welcomed to the market in the desirable location of Rochdale on a popular estate. With gardens to both the front and the rear, three double bedrooms and bursting with potential, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. Boasting no chain delay, integral garage, two living areas and being a complete blank canvas, this property is the perfect family home truly not to be missed!

The property comprises briefly: a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you through to a second reception room and hallway. The hallway guides you through to a kitchen, both reception rooms and houses a staircase to the first floor. The first floor comprises of doors on to three double bedrooms, family bathroom and WC. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a garden with paving, mature shrubs, driveway and access on to the garage.

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

Wordsworth Way, Rochdale, OL11 5HZ

£270,000



- Impressive Detached Property
 - No Chain Delay
 - Off Road Parking
 - EPC Rating TBC
- Three Double Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Bursting With Potential
 - Sought After Location
 - Council Tax Band D

Ground Floor

Entrance

UPVC door to the porch.

Porch

6 x 4'4 (1.83m x 1.32m)

UPVC double glazed window, wood cladding to the ceiling, tiled flooring, hardwood single glazed leaded door to reception room one.

Reception Room One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator, coving, television point, single glazed door to the hallway, single glazed double doors to reception room two.

Reception Room Two

13'4 x 11'3 (4.06m x 3.43m)

Central heating radiator coving, television point, inset shelving, feature wall lights, single glazed door to the hallway, UPVC double glazed sliding door to the rear.

Hallway

9'10 x 6'1 (3.00m x 1.85m)

Under staircase storage cupboard, single glazed frosted door to the kitchen, staircase to the first floor.

Kitchen

10 x 9'10 (3.05m x 3.00m)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge and washing machine, coving, tiled flooring, composite double glazed frosted door to the rear.

First Floor

Landing

11'8 x 9'4 (3.56m x 2.84m)

UPVC double glazed frosted window, loft access with pull down ladder, hardwood doors to three bedrooms, bathroom and WVC.

Bedroom One

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point.

Bedroom Two

12'1 x 9'4 (3.68m x 2.84m)

UPVC double glazed window, central heating radiator, television point,.

Bedroom Three

11'8 x 8'6 (3.56m x 2.59m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

9'9 x 6'11 (2.97m x 2.11m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with traditional taps and electric feed shower, low basin WC, pedestal wash basin with traditional taps, tiled elevations, integrated linen cupboard with Vaillant boiler, PVC to the ceiling, slate effect vinyl flooring.

WC

5'8 x 3 (1.73m x 0.91m)

UPVC double glazed frosted window, low basin WC, tiled elevations, PVC to the ceiling, slate effect vinyl flooring.

External

Front

Garden with paving and bedding areas, off road parking and access to the garage.

Garage

15'2 x 7'3 (4.62m x 2.21m)

Rear

Enclosed tiered garden with laid to lawn, paving and bedding areas.

