



FEATURES

- Georgian Style Villa
- Three Double Bedrooms
- Three Reception Rooms
- Modern Kitchen Diner
- Bi-Fold Doors
- Useable Basement Rooms
- Impressive Hall & Landing with Skylight
- Large Sash Windows
- Substantial Grounds & Parking
- Ideal Family Home





*** GEORGIAN STYLE VILLA / THREE DOUBLE BEDROOMS / THREE LARGE RECEPTION ROOMS / MODERN KITCHEN DINER WITH BI-FOLD DOORS / USABLE BASEMENT ROOMS / TOWER ROOM / LARGE SASH WINDOW / SUBSTANTIAL GROUNDS & PARKING / IDEAL FAMILY HOME FULL OF CHARACTER ***

We are very pleased to offer for sale this imposing three double bedroom Georgian style villa which is packed with character and charm and situated in a popular residential location offering good access to local amenities including shops, schools and public transport links.

Set in substantial grounds offering an abundance of outside space and ample off road parking. The property benefits from large sash windows and gas central heating with the accommodation comprising briefly of entrance vestibule, hall with staircase leading to the first floor and access to the basement, office/study, utility room, lounge, dining room, inner hallway, utility cupboard, guest WC, dining kitchen with bi-fold doors, first floor landing with built in storage, store room and large feature skylight, three double bedrooms, four piece family bathroom plus second three piece bathroom with loft hatch giving access to the tower room above. The property offers further development potential with large basement area detailed on the floor plan.

Externally the property is accessed via gated driveway which leads into beautiful and tranquil landscaped grounds, the property offers substantial parking, lawned gardens with mature planting and hedged and walled boundaries, plus a private garden accessed via the Bi-folds in the kitchen diner with paved patio seating area, lawn and fenced boundary. The property is tucked away just off Bury Road giving easy access to both the M60 and M62 motorway connection and a short drive into Rochdale town centre.

The property is spacious and well presented throughout, ideally suited as a family home, internal viewings coming highly recommended to fully appreciate the size, finish and position.



ENTRANCE

5' 9" x 13' 5" (1.77m x 4.11m)

Side facing entrance door, radiator, ceiling coves, tiled floor, access to the hall.

HALL

9' 0" x 26' 3" (2.75m x 8.01m)

Staircase leading to the first floor, radiator, store cupboard with staircase leading to the basement, wood flooring access to the inner hallway.

STUDY

14' 9" x 13' 8" (4.51m x 4.18m)

Front facing window, radiator, ceiling coves, ceiling rose, office or study space, wood floor, access to the utility / laundry room.

UTILITY ROOM

12' 1" x 5' 9" (3.69m x 1.77m)

Front & side facing windows, radiator, selection of wall and base units, tiled walls, sink & drainer, space for a free standing fridge freezer, dish washer and dryer.



LOUNGE

14' 9" x 19' 0" (4.50m x 5.80m)

Front facing window, radiator, ceiling coves, ceiling rose, feature fire place with working fire, wood floor.

DINING ROOM

15' 3" x 18' 0" (4.66m x 5.49m)

Side & rear facing windows, radiator, feature fire place with working fire, dining area, ceiling coves, ceiling rose, parquet flooring.

INNER HALLWAY

Built in storage, archway through to the kitchen diner.

UTILITY CUPBOARD

3' 2" x 7' 6" (0.99m x 2.31m)

Lights & power, plumbed for automatic washing machine.

WC

8' 9" x 7' 7" (2.68m x 2.33m)

Two piece suite comprising WC and pedestal sink, 'L' shape, parquet flooring.

KITCHEN DINER

18' 3" x 18' 10" (5.57m x 5.75m)

Side facing Bi-fold doors giving access to the private garden, skylight, radiator, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, central island with breakfast bar and stainless steel sink, range cooker with extractor, integrated dish washer, space for a free standing American style fridge freezer and dining or seating area.

BASEMENT

Triple Chamber Cellar

LANDING

5' 4" x 25' 4" (1.64m x 7.73m)

Meter, lights & power, flagged floor.

BASEMENT ROOM ONE

14' 6" x 19' 0" (4.44m x 5.80m)

Front facing window, radiator, lights & power, water supply, wall mounted boiler, flagged floor.



BASEMENT ROOM TWO

14' 8" x 12' 6" (4.48m x 3.82m)

Front facing window, lights & power, flagged floor.

BASEMENT ROOM THREE

5' 4" x 14' 7" (1.65m x 4.46m)

Gas meter, light.

FIRST FLOOR LANDING

Large feature dome skylight, radiator, ceiling coves, store cupboard plus built in storage.

BEDROOM ONE

14' 8" x 18' 0" (4.48m x 5.51m)

Side and rear facing windows, two radiators, ceiling coves, ceiling rose, fitted wardrobes, double room.

FAMILY BATHROOM

8' 4" x 8' 11" (2.56m x 2.73m)

Rear facing frosted window, heated towel rail, four piece suite in white comprising WC, pedestal sink, free standing bath and walk in shower, part tiled walls, expel air.

BEDROOM TWO

14' 9" x 16' 0" (4.50m x 4.90m)

front facing window, radiator, fitted wardrobes, double room.

BEDROOM THREE

14' 10" x 15' 9" (4.54m x 4.82m)

Front & rear facing windows, two radiators, ceiling coves, double room.

BATHROOM TWO

7' 8" x 8' 1" (2.36m x 2.48m)

Side facing window, radiator, three piece suite comprising WC, pedestal sink and panel bath, part tiled walls, balcony, loft hatch giving access to the tower room above.

TOWER ROOM

Front, side and rear facing windows, superb views.

EXTERNAL

Externally the property is accessed via gated driveway which leads into beautiful and tranquil landscaped grounds, the property offers substantial parking, lawned gardens with mature planting and hedged and walled boundaries, plus a private garden accessed via the Bi-folds in the kitchen diner with paved patio seating area, lawn and fenced boundary. The property is tucked away just off Bury Road giving easy access to both the M60 and M62 motorway connection and a short drive into Rochdale town centre.

REVILO INSIGHT

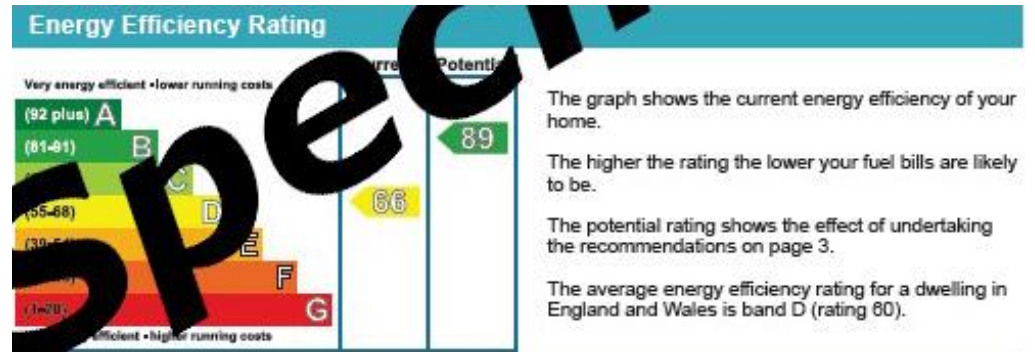
Tenure: Freehold

Title No: LA348484

Class Of Title: Absolute

Tax Band: TBC

Parking: Substantial Gated Drive



Important Notice:

These particulars are a guide and for illustration purposes only. Floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred.

Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only – please refer to specifications of each property for full details.

Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.

For further information, to arrange a viewing or for mortgage and insurance advice you can contact Revilo Homes & Mortgages directly on 01706 509237. One of our team will be more than happy to help.



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