



1 Bridgefold Road, Rochdale  
£275,000





# 1 Bridgefold Road

Rochdale, Rochdale

\*\*\* WELL PRESENTED AND MODERN SEMI DETACHED HOUSE / FOUR DOUBLE BEDROOMS / FAMILY HOME / THREE FLOORS / MODERN FITTED KITCHEN/BREAKFAST ROOM / LARGE SIZED PLOT / DRIVEWAY PARKING / SINGLE GARAGE / FRONT AND LARGE REAR GARDENS \*\*\*

Council Tax band: D

Tenure: Leasehold

- Semi Detached Property
- Four Double Bedrooms
- Family Home
- Corner Plot
- Master Bedroom with En-Suite
- Gas Fired Central Heating
- Driveway Parking
- Well Presented Throughout
- Viewings Highly Recommended



#### Entrance Hallway

16' 9" x 7' 3" (5.1m x 2.2m)

Entrance hallway.

#### Lounge

12' 2" x 17' 1" (3.7m x 5.2m)

Rear facing room, double glazed window, radiator, a good sized lounge area with feature media wall, double patio doors into rear garden and neutral décor.

#### Kitchen / Diner

18' 1" x 9' 10" (5.5m x 3m)

Front facing room, double glazed window, radiator, large modern fitted kitchen/dining room, a range of wall and base units with complimentary work surfaces, integrated oven/hob and extractor fan, washing machine and dishwasher, bay window and part tiled walls.

#### WC

7' 3" x 3' 3" (2.2m x 1m)

Front facing room, double glazed window, radiator, WC and wash hand basin.

#### Storage

Under stairs storage.

#### First Floor Landing

11' 2" x 6' 11" (3.4m x 2.1m)

First floor landing.

#### Bedroom One

14' 5" x 9' 10" (4.4m x 3m)

Rear facing room, double glazed window, radiator, a good sized double bedroom with neutral décor.

#### Bedroom Two

13' 9" x 9' 10" (4.2m x 3m)

Front facing room, double glazed window, radiator, a second double bedroom with neutral décor.

#### Bedroom Three

10' 2" x 6' 11" (3.1m x 2.1m)

Rear facing room, double glazed window, radiator,





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#### **GARDEN**

Large rear garden with decking area and grass section, a large plot which wraps around the side of the property, excellent privacy and fenced boundaries.

#### **GARAGE**

Single Garage

Detached single garage which has further potential to develop.

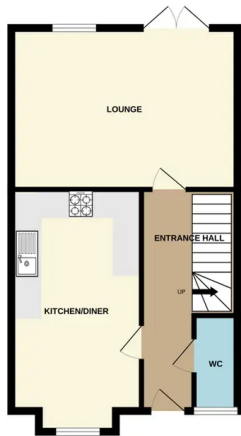
#### **ON DRIVE**

2 Parking Spaces

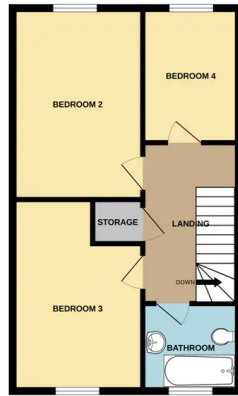
Driveway parking to the front of the property for 2 vehicles.



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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