



37 Leander Drive, Rochdale

Offers in Region of **£330,000**





37 Leander Drive

Rochdale, Rochdale

*** EXTENDED DETACHED PROPERTY / FOUR BEDROOMS / THREE RECEPTION ROOMS / KITCHEN EXTENSION / WC & EN-SUITE SHOWER ROOM / SUBSTANTIAL DRIVEWAY PARKING / LANDSCAPED REAR GARDEN / WELL PRESENTED THROUGHOUT / SOLAR PANELS / IDEAL FAMILY HOME ***

Council Tax band: C

Tenure: Freehold

- Extended Detached
- Four Bedrooms
- Three Reception Rooms
- WC & En-suite
- Landscaped Rear Garden
- Substantial Driveway Parking
- DG, GCH, Alarm & Solar
- Well Presented Throughout
- Family Home
- Viewings Highly Recommended



Entrance Hall

5' 9" x 3' 4" (1.74m x 1.01m)

Front facing entrance door, ceiling spot lights and access to the kitchen & WC.

WC

5' 9" x 2' 10" (1.76m x 0.86m)

Side facing double glazed frosted window, radiator, two piece suite in white comprising WC and vanity hand basin, splash back tiling, neutral décor, ceiling spot lights and expel air.

Kitchen

19' 7" x 8' 4" (5.98m x 2.53m)

Rear facing double glazed window and side facing door giving access to the private rear garden, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, induction hob, extractor, double oven, plumbed for dish washer and washing machine, space for a tumble dryer and American style fridge freezer, archway through to the dining room.

Store Room

4' 6" x 4' 4" (1.38m x 1.31m)

Built in storage, meters.

Dining Room

9' 9" x 15' 10" (2.97m x 4.82m)

Rear facing double glazed internal window and double doors leading to the conservatory, ceiling coves, neutral décor with feature decorated wall, dining area, access to the lounge.

Conservatory

13' 4" x 14' 5" (4.06m x 4.39m)

Rear facing double glazed French doors giving access to the private rear garden, side & rear facing double glazed windows, radiator, ceiling spot lights, seating areas.





Lounge

13' 8" x 15' 11" (4.17m x 4.85m)

Front facing double glazed Oriol window, two radiators, ceiling spot lights, neutral décor with feature decorated wall.

First Floor Landing

8' 8" x 7' 3" (2.63m x 2.2m)

Neutral décor, fitted storage, loft hatch with drop down ladders (wall mounted boiler and solar panel controls).

Bedroom One

20' 11" x 7' 2" (6.37m x 2.18m)

Rear & side facing double glazed windows, radiator, double room, fitted wardrobes and dressing area.

En-suite

4' 5" x 6' 2" (1.35m x 1.87m)

Front facing double glazed frosted window, heated towel rail, neutral décor, three piece suite comprising WC, vanity hand basin and walk in shower, part tiled walls.

Bedroom Two

11' 5" x 8' 6" (3.47m x 2.59m)

Front facing double glazed window, radiator, double room, fitted wardrobes.

Bedroom Three

10' 0" x 9' 2" (3.05m x 2.79m)

Rear facing double glazed window, radiator, double room, fitted wardrobes.

Bedroom Four

7' 7" x 7' 2" (2.31m x 2.19m)

Front facing double glazed window, radiator, single bedroom or home office.

Bathroom

6' 11" x 6' 5" (2.11m x 1.95m)

Rear facing double glazed frosted window, heated towel rail, three piece suite comprising WC, vanity hand basin and panel bath, shower & screen, tiled walls and ceiling spot lights.





Revalo Insight

Tenure: Freehold / Title No: GM963738 /
Registration Date: 06.07.1979 / Class Of Title:
Absolute / Tax Band: C / Parking: Driveway
Parking.

Garden

Side gated access to the private landscaped rear garden with imprinted concrete patio, steps leading up to an Indian Stone paved patio area, artificial lawn, detached outhouse ideal for storage, wooden pergola which houses their hot tub and a further seating area, aspect views and fenced boundaries.

ON DRIVE

4 Parking Spaces

Substantial imprinted concrete driveway parking.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

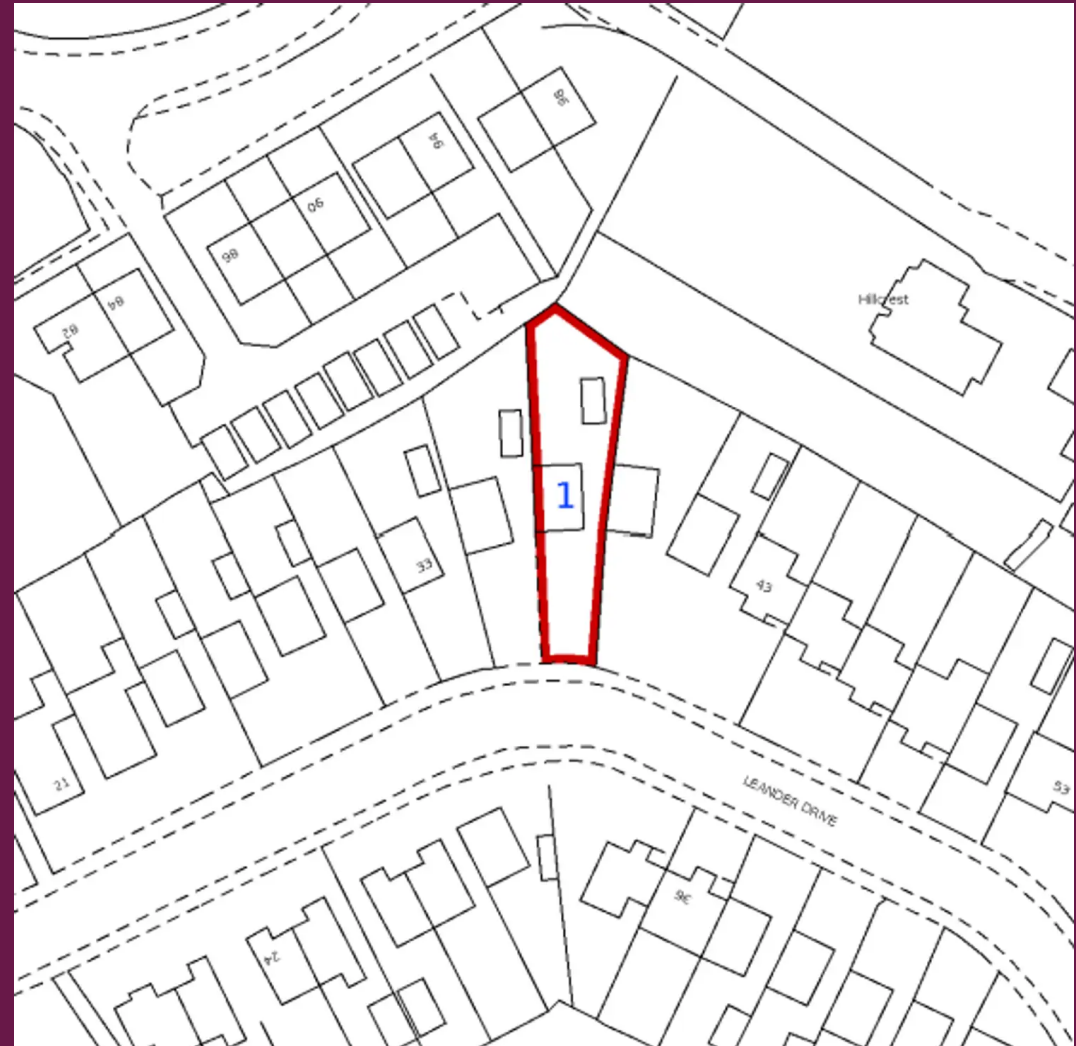


1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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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