



91 Seven Acres Lane, Rochdale

In Excess of **£300,000**





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Rochdale, Rochdale

*** DETACHED BUNGALOW / THREE EN-SUITE BEDROOMS / TWO RECEPTION ROOMS / BREAKFAST KITCHEN / GUEST WC / DRIVEWAY PARKING / PART CONVERTED GARAGE / PRIVATE REAR GARDEN WITH OPEN ASPECT VIEWS / GATED ACCESS TO OPEN COUNTRYSIDE / DG & GCH / HIGHLY SOUGHT AFTER LOCATION / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Three En-suite Bedrooms
- Lounge & Conservatory
- Breakfast Kitchen
- Guest WC
- Well Presented Throughout
- DG & GCH
- Driveway Parking
- Landscaped Rear Garden
- Gated Access to Open Countryside



Breakfast Kitchen

29' 5" x 8' 9" (8.97m x 2.66m)

Front facing entrance door, side & rear facing double glazed windows, radiator, fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash backs, sink & drainer, integrated dryer, plumbed for automatic washing machine and dish washer, gas hob, extractor and oven, space for a free standing fridge freezer, seating or dining area, built in storage cupboard, access to the lounge.

WC

2' 6" x 4' 2" (0.75m x 1.28m)

Expel air, two piece suite comprising WC and vanity hand basin, splash back tiling, neutral décor with feature decorated wall.

Lounge

29' 4" x 11' 3" (8.95m x 3.44m)

Front facing double glazed window and rear facing double glazed patio doors giving access to the conservatory, two radiators, neutral décor with feature decorated wall, wall mounted electric fire, access to bedroom one and staircase leading to the first floor.

Conservatory

16' 0" x 17' 5" (4.88m x 5.3m)

Side facing double glazed French doors giving access to the rear garden, two radiators, seating and dining areas and aspect views.

Bedroom One

12' 5" x 11' 12" (3.79m x 3.65m)

Rear facing double glazed French doors giving access to the rear garden, radiator, double room, fitted wardrobes, access to the en-suite.





En-suite

8' 2" x 8' 10" (2.48m x 2.69m)

Side facing double glazed frosted window, heated towel rail, four piece suite comprising WC, vanity hand basin with storage, jacuzzi bath and walk in shower, part tiled walls, expel air.

First Floor Landing

Rear facing double glazed Velux window.

Bedroom Two

15' 1" x 12' 12" (4.59m x 3.96m)

Front & rear facing double glazed Velux windows, radiator, fitted storage, walk in wardrobe and storage to eaves.

En-suite

8' 7" x 3' 9" (2.61m x 1.14m)

Expel air, three piece suite comprising WC, pedestal sink and walk in shower, splash back tiling.

Bedroom Three

15' 0" x 13' 4" (4.58m x 4.07m)

Front & rear facing double glazed Velux windows, radiator, fitted storage, walk in wardrobe and storage to eaves.

En-suite

8' 4" x 4' 6" (2.55m x 1.38m)

Expel air, three piece suite comprising WC, pedestal sink and walk in shower, splash back tiling.

Part Converted Garage

7' 9" x 8' 12" (2.37m x 2.74m)

Front facing manual up & over garage door, lights & power.

Revilo Insight

Tenure: Freehold / Title No: GM854655 / Class Of Title: absolute / Tax Band: D / Parking: Driveway Parking.





GARDEN

Externally to the front of the property is a paved pathway leading to the front door, planting beds and side access to the rear garden. The rear garden offers a paved patio seating area, lawn, planting beds, fenced boundary and gated access leading onto the open countryside beyond.

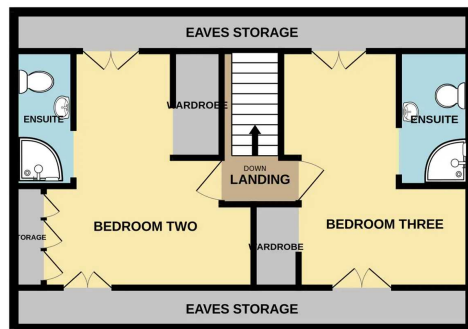
Double width driveway parking to the front of the property.



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.

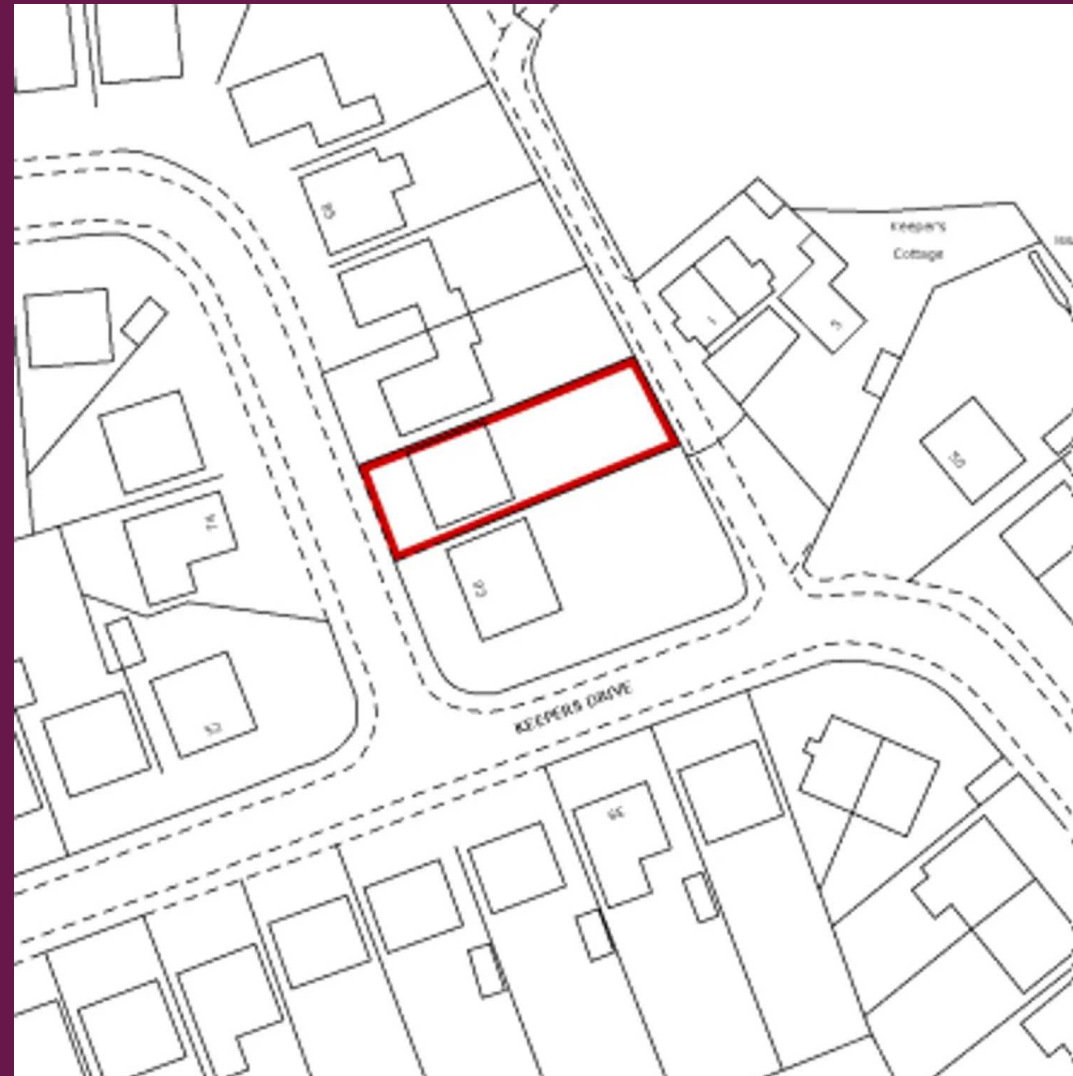


1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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