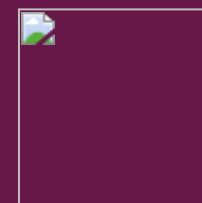




22 Ainsdale Drive, Whitworth

Offers in Region of £245,000





22 Ainsdale Drive

Whitworth, Rochdale

*** SUBSTANTIALLY EXTENDED END QUASI SEMI-DETACHED / FOUR DOUBLE BEDROOMS / THREE RECEPTION ROOMS / FITTED KITCHEN / EN-SUITE BATHROOM PLUS THREE PIECE FAMILY BATHROOM / FRONT, SIDE & REAR GARDENS / ALLOCATED PARKING SPACE ON A PRIVATE RESIDENTS CAR PARK / ASPECT VIEWS TO THE FRONT / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: B

Tenure: Freehold

- Substantial Extended End Quasi Semi
- Four Double Bedrooms
- Three Reception Rooms
- DG & GCH
- Multi Fuel Burner
- Front, Side and Rear Gardens
- Allocated Parking Space
- Open Aspect Views
- Ideal Family Home
- Viewings Highly Recommended



Entrance Porch

4' 6" x 6' 5" (1.36m x 1.96m)

Side facing entrance door and front facing double glazed window, radiators, open to the hallway.

Hallway

5' 5" x 4' 6" (1.65m x 1.37m)

Staircase leading to the first floor, access to the dining room and lounge.

Lounge

23' 7" x 13' 8" (7.20m x 4.17m)

Front facing double glazed window and rear facing double glazed French doors giving access to the rear garden, two radiators, feature fire place with multi fuel burner.

Dining Room

23' 11" x 14' 2" (7.29m x 4.32m)

(width reducing to 2.71m) Front facing double glazed window and rear facing patio doors giving access to the conservatory, two radiators, seating & dining area, under stair storage cupboard, kitchen access.

Kitchen

10' 4" x 7' 10" (3.14m x 2.40m)

Rear facing double glazed window, fitted kitchen with a selection of wall and base units, complimentary work surfaces, splash backs, sink & drainer, cooker point, space for an American style fridge freezer and plumbed for an automatic washing machine.

Conservatory

8' 7" x 16' 0" (2.62m x 4.87m)

Side facing double glazed door giving access to the rear garden and rear & side facing double glazed windows.

First Floor Landing

10' 0" x 7' 5" (3.06m x 2.25m)

Storage cupboard and loft hatch.





Bedroom One

15' 9" x 13' 8" (4.79m x 4.17m)
(width reducing to 2.17m) Rear facing double glazed window, radiator, double room.

En-suite Bathroom

5' 2" x 6' 2" (1.58m x 1.87m)
Rear facing double glazed frosted window, radiator, three piece suite comprising WC, pedestal sink and corner panel bath, tiled walls and floor, expel air.

Bedroom Two

7' 5" x 22' 1" (2.26m x 6.72m)
Two front facing double glazed windows, two radiators, double room, open aspect views.

Bedroom Three

12' 10" x 9' 1" (3.92m x 2.78m)
Rear facing double glazed window, radiator, double room.

Bedroom Four

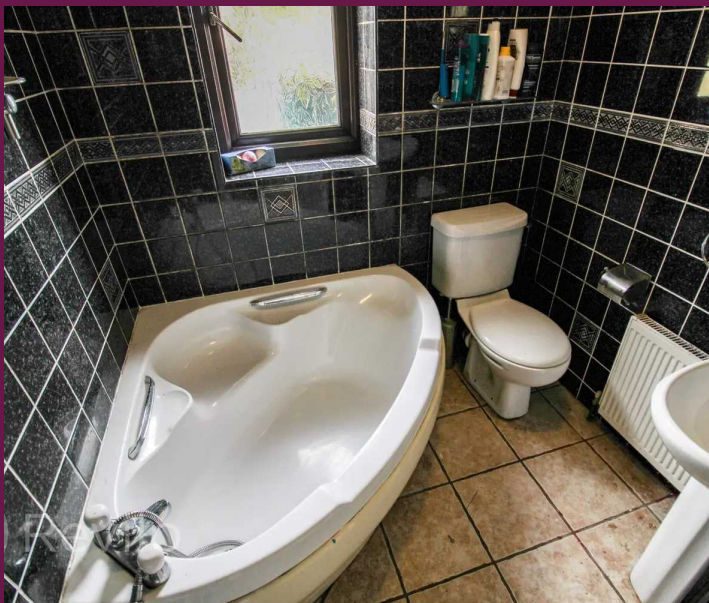
12' 7" x 9' 7" (3.83m x 2.93m)
Front facing double glazed window, radiator, double room, open aspect views.

Family Bathroom

5' 4" x 7' 9" (1.63m x 2.37m)
Two rear facing double glazed frosted windows, heated towel rail, three piece suite comprising WC, vanity hand basin with storage, 'P' shape panel bath, shower & screen, tiled walls & floor.

Revalo Insight

Tenure: Freehold / Title No: LA415866 / Class Of Title:
Absolute / Tax Band: B / No Service Charge or Ground Rent
/ Parking: Allocated space on a private car park.

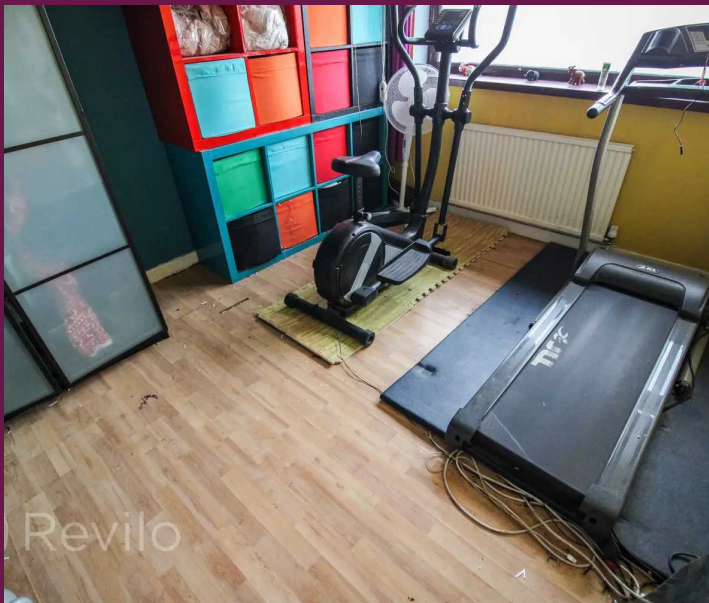




GARDEN

Gated access to a paved side patio and lawned front garden with fenced boundary. Private rear garden with paved patio seating area, lawn, wooden garden shed and fenced boundary.

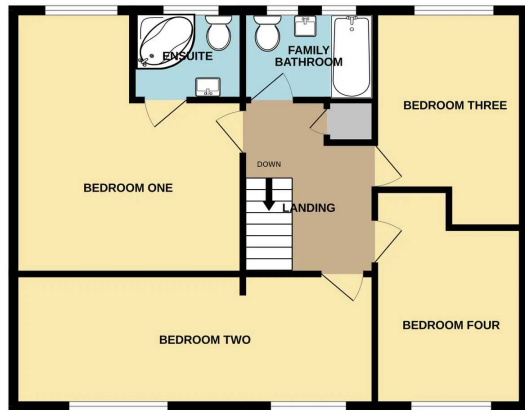
Allocated parking on a private residents car park.



GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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