



**15 Further Field, Rochdale**

Offers in Region of **£392,000**







## 15 Further Field

Rochdale, Rochdale

\*\*\* FINAL REDUCTION \*\*\* NO CHAIN / STUNNING & SUBSTANTIALLY EXTENDED DETACHED PROPERTY / FOUR or FIVE BEDROOMS / THREE RECEPTION ROOMS / FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM / LARGE CORNER PLOT / PRIVATE REAR GARDEN WITH WOODLAND BEYOND / SUBSTANTIAL DRIVEWAY PARKING / IDEAL FAMILY HOME \*\*\*

Council Tax band: C

Tenure: Freehold

- NO CHAIN
- Modern Extended Family Home
- Four or Five Bedrooms
- Three Reception Rooms
- Bathroom & Ground Floor Shower Room
- Utility Room
- Substantial Driveway Parking
- Private Rear Garden
- Large Corner Plot
- DG, GCH & Alarm





#### **Entrance Porch**

3' 11" x 5' 1" (1.20m x 1.55m)

Front facing entrance door and side facing double glazed window, radiator and access to the lounge.

#### **Lounge**

15' 8" x 14' 6" (4.78m x 4.41m)

Front facing double glazed window, two radiators, staircase leading to the first floor, access to the dining room.

#### **Dining Room**

8' 4" x 9' 2" (2.53m x 2.79m)

Side facing double glazed window, radiator, dining or seating area, open plan to the kitchen & sitting room and utility room access.

#### **Kitchen**

8' 8" x 15' 4" (2.63m x 4.67m)

Rear facing double glazed window, radiator, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, gas hob, extractor and oven, plumbed for a dish washer, and space for a free standing fridge freezer, open plan to the sitting room.

#### **Sitting Room**

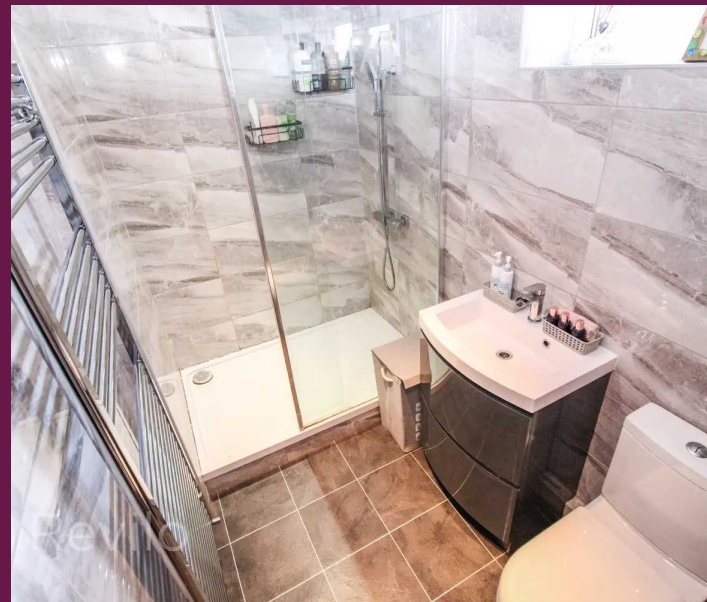
13' 9" x 9' 0" (4.18m x 2.75m)

Side facing double glazed French doors giving access to the large private rear garden and rear facing double glazed feature window, radiator, ceiling spot lights, vaulted ceiling and side facing double glazed Velux window, currently being used as a sitting room, access to a ground floor bedroom or home office.

#### **Bedroom, Home Office or Gym**

13' 9" x 9' 0" (4.18m x 2.75m)

Rear facing double glazed feature window, radiator, ceiling spot lights, vaulted ceiling and side facing double glazed Velux window, currently being used as a gym but ideal for a ground floor bedroom or home office.







#### Utility Room

8' 3" x 4' 10" (2.52m x 1.48m)

Side facing double glazed frosted window, selection of base units, complimentary work surfaces, splash back tiling, sink & drainer, plumbed for automatic washing machine and space for a tumble dryer, large under stair storage cupboard and access to the shower room.

#### Shower Room

9' 3" x 4' 9" (2.82m x 1.44m)

Side facing double glazed frosted window, heated towel rail, ceiling spot lights, three piece suite comprising WC, vanity hand basin with storage and walk in shower, tiled walls and expel air.

#### First Floor Landing

17' 6" x 6' 2" (5.34m x 1.89m)

Side facing double glazed window, loft hatch.

#### Bedroom One

13' 11" x 8' 4" (4.23m x 2.54m)

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

#### Bedroom Two

8' 8" x 13' 2" (2.63m x 4.02m)

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

#### Bedroom Three

10' 1" x 8' 4" (3.08m x 2.55m)

Side facing double glazed window, radiator, double room with fitted wardrobes.

#### Bedroom Four

10' 3" x 5' 10" (3.13m x 1.77m)

Front facing double glazed window, radiator, built in cupboard with wall mounted boiler, single bedroom currently being used as a home office.







### Family Bathroom

5' 6" x 6' 10" (1.67m x 2.08m)

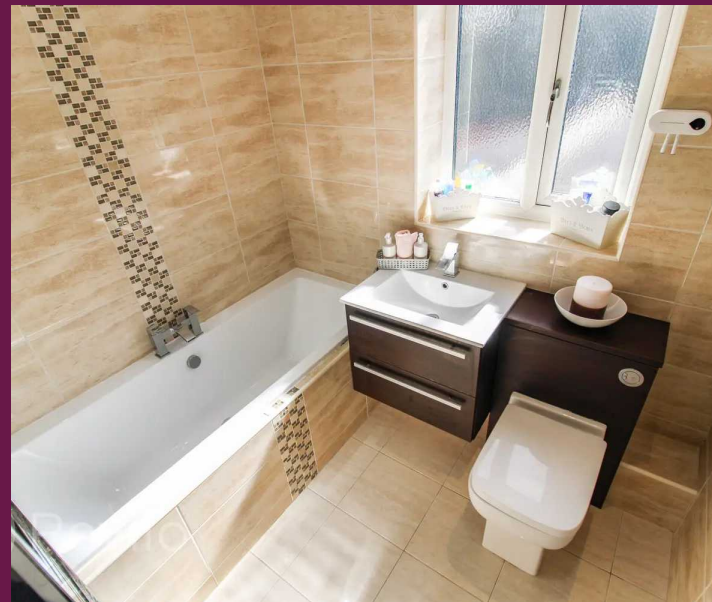
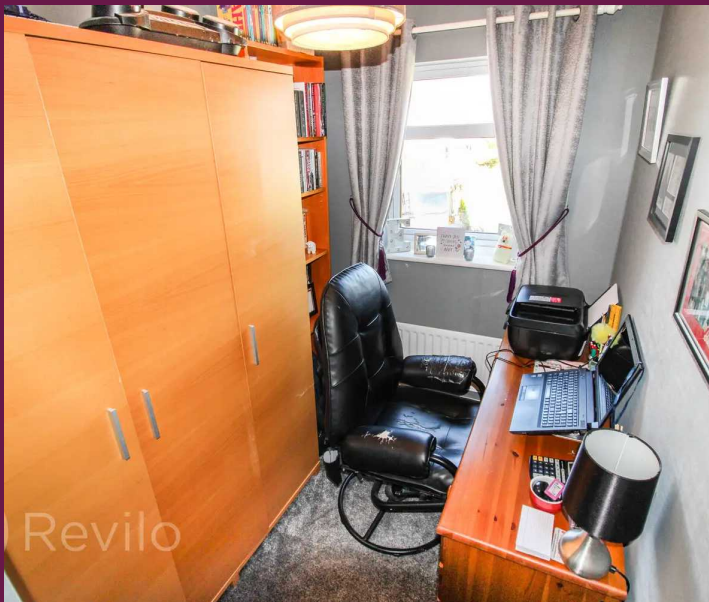
Rear facing double glazed frosted window, heated towel rail, ceiling spot lights, three piece suite comprising WC, vanity hand basin with storage and tiled bath, tiled walls and floor.

### Revilo Insight

Tenure: Freehold / Title No: GM583674 / Class Of Title: Absolute / Tax Band: C / Parking: Substantial Driveway Parking.

Lawned front garden with hedged boundary, side gated access to the large private rear garden with paved patio seating area, lawn, external water supply, fenced boundaries and open woodland beyond.

Substantial driveway parking.



GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



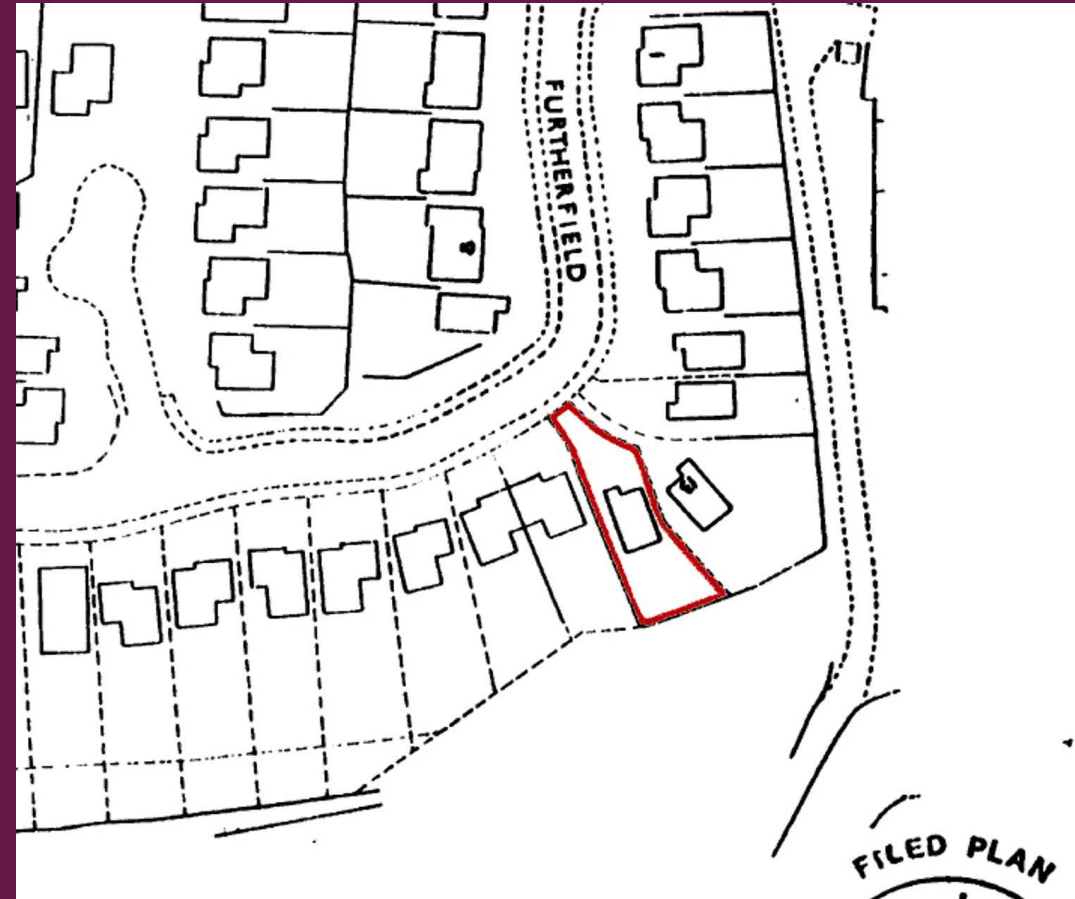
1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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## Revilo Homes & Mortgages- Rochdale

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