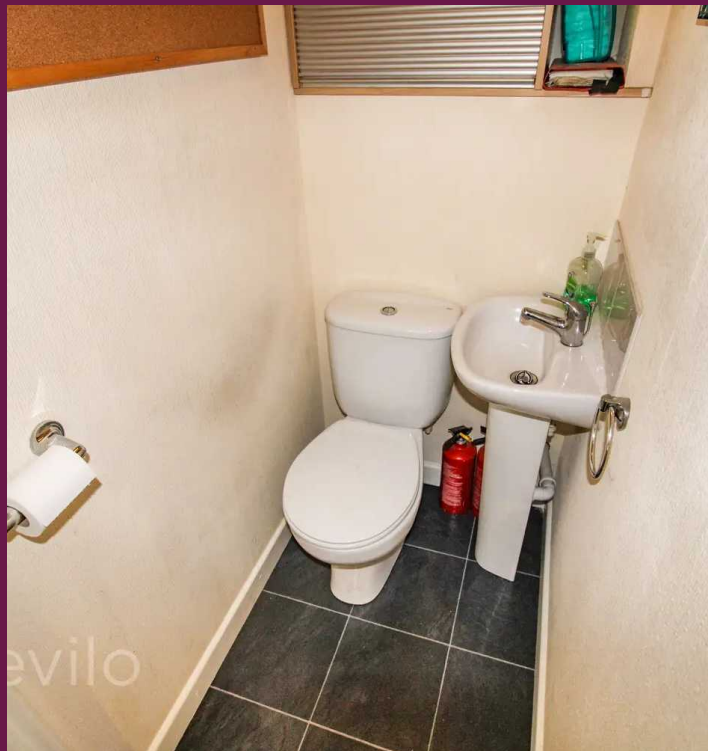




42 Shaftesbury Drive, Wardle

Offers in Region of **£299,950**





42 Shaftesbury Drive

Wardle, Rochdale

*** NO CHAIN / LARGE EXTENDED SEMI-DETACHED PROPERTY / THREE DOUBLE BEDROOMS / THREE RECEPTION ROOMS INC ATTIC ROOM / CONSERVATORY / FAMILY BATHROOM, EN-SUITE & GUEST WC / DG & GCH / DRIVEWAY PARKING & GARAGE / UNIQUE LANDSCAPED SOUTH FACING REAR GARDEN / SUMMERHOUSE / KOI POND / CUL-DE-SAC LOCATION / IDEAL FAMILY HOME ***

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached
- Three Double Bedrooms
- Attic Room
- Conservatory
- Utility Room
- WC & En-Suite
- Walk In Wardrobe
- Workshop & Summerhouse
- Professional Koi Pond
- Driveway Parking & Garage



Entrance Porch

3' 11" x 4' 11" (1.2m x 1.5m)

Front facing entrance door, access to the lounge.

Lounge Diner

18' 4" x 16' 10" (5.6m x 5.12m)

(length increasing to 7.10m) Front facing double glazed window and rear facing bi-folds giving access to the conservatory, two radiators, multi fuel burner, staircase leading to the first floor and under stair storage cupboard.

Conservatory

12' 5" x 8' 6" (3.79m x 2.58m)

Rear & side facing double glazed windows, side facing double glazed French doors giving access to the private south facing rear garden and viewing window to the Koi pond, radiator, archway through to the kitchen and tiled floor.

Breakfast Kitchen

10' 2" x 15' 9" (3.1m x 4.81m)

Rear facing double glazed windows and rear facing door giving access to the private south facing rear garden, radiator, ceiling spot lights, fitted kitchen with a selection of wall and base units, complimentary work surfaces, sink & drainer, double oven, integrated dish washer, splash back tiling, central island with induction hob and fitted storage.



Utility Room

3' 7" x 7' 7" (1.1m x 2.32m)

Fitted utility with a selection of wall and base units, complimentary work surfaces, plumbed for automatic washing machine, heated towel rail and internal access to the garage.

WC

4' 11" x 2' 9" (1.51m x 0.83m)

Expel air, two piece suite in white comprising WC & pedestal sink and fitted storage.



Garage

15' 6" x 7' 9" (4.73m x 2.35m)

Lights & power and wall mounted boiler.

First Floor Landing

9' 11" x 6' 6" (3.03m x 1.97m)

Fixed staircase leading to the attic room.

Bedroom One

10' 8" x 11' 2" (3.25m x 3.41m)

Front facing double glazed window, radiator, double room.

Walk In Wardrobe

4' 2" x 6' 6" (1.27m x 1.99m)

Light & hanging rails.

En-suite

7' 1" x 4' 10" (2.15m x 1.47m)

Front facing double glazed window, three piece suite in white comprising WC, pedestal sink and walk in shower, ceiling spot lights, tiled walls and expel air.

Bedroom Two

7' 12" x 10' 2" (2.43m x 3.1m)

(length increasing to 3.79m) Rear facing double glazed window, radiator, double room.

Bedroom Three

14' 7" x 7' 7" (4.44m x 2.31m)

Rear facing double glazed Velux window, radiator, double room and large store room.

Bathroom

7' 10" x 6' 4" (2.38m x 1.94m)

Rear facing double glazed frosted window, heated towel rail, three piece suite comprising WC, pedestal sink and corner jacuzzi bath, shower and tiled walls.

Attic Room

10' 11" x 15' 7" (3.34m x 4.74m)

Two rear facing double glazed Velux windows, aspect views, office or study space.





Revilo Insight

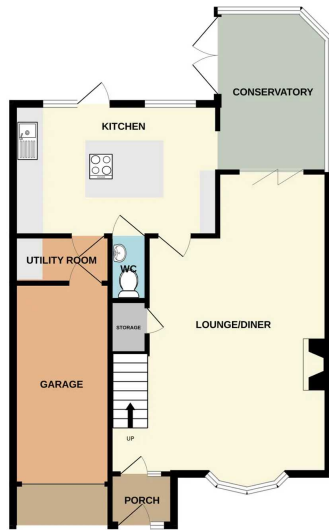
Tenure: Freehold / Title No: GM602163 / Class Of Title: Absolute / Tax Band: B / Parking: Driveway Parking & Garage.

Externally is where this property really does shine, to the front it has driveway parking leading to a good size garage, small lawned garden and hedged boundary. The south facing rear garden is completely unique, it has a professional Koi pond with impressive filtration system, covered seating area which really does need to be viewed to be fully appreciated, wooden decking and steps leading up to a detached building with workshop, store room and summerhouse / office which has been well insulated and has lights & power and open aspect views beyond. Wood store, lawn, fenced boundaries, external water supply and lighting.

Driveway parking & garage.



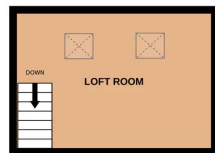
GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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