



42 Belmont Way, Rochdale

Offers in Region of **£350,000**





42 Belmont Way

Rochdale, Rochdale

*** LARGE EXTENDED DETACHED PROPERTY / FOUR BEDROOMS / TWO SHOWER ROOMS & EN-SUITE BATHROOM / FRONT & REAR GARDENS / EXTENDED KITCHEN DINER / BLOCK PAVED DRIVEWAY & GARAGE / CUL-DE-SAC LOCATION / DOUBLE GLAZED & GAS CENTRAL HEATING / SOLAR PANELS / IDEAL FAMILY HOME FURTHER DEVELOPMENT POTENTIAL / VIEWINGS HIGHLY RECOMMENDED ***
Council Tax band: E

Tenure: Leasehold

- Extended Detached Home
- Four Bedrooms
- Extended Breakfast Kitchen
- Balcony
- Two Shower Rooms plus En-Suite
- DG / GCH & Solar
- Block Paved Drive & Garage
- Cul-De-Sac Location
- Further Development Potential
- Viewings Highly Recommended



Entrance Porch

3' 2" x 5' 6" (0.96m x 1.68m)

Side facing entrance door, front & side facing double glazed windows, access to the hall.

Hall

16' 5" x 5' 11" (5.01m x 1.8m)

Front facing door, storage heater, built in storage cupboard, staircase leading to the first floor.

Lounge/Diner

25' 2" x 11' 11" (7.66m x 3.62m)

(width increasing to 4.24m) Front facing double glazed window plus secondary glazing and rear facing internal window & door, two radiators, feature fire place with gas fire, seating and dining areas, access to the garden room and extended breakfast kitchen.

Garden Room

5' 5" x 10' 10" (1.65m x 3.31m)

Rear facing patio doors giving access to the large private rear garden.

Breakfast Kitchen

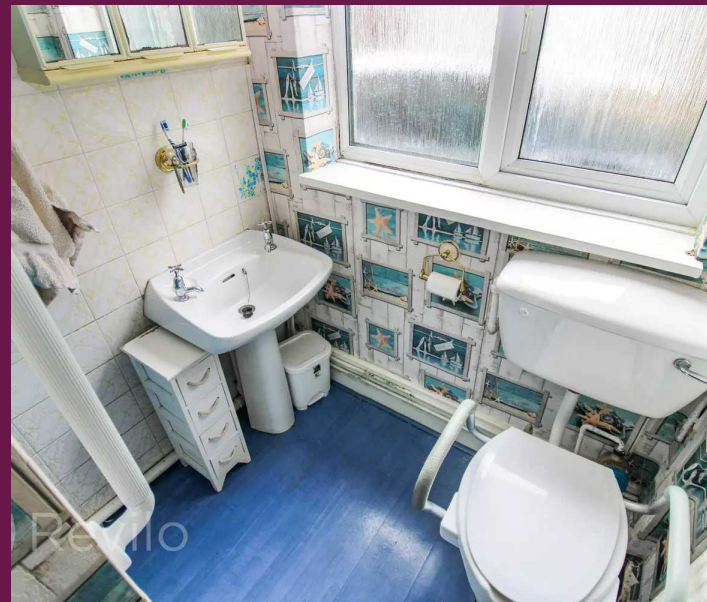
20' 3" x 12' 7" (6.16m x 3.84m)

(width reducing to 2.76m) Rear & side facing double glazed windows, two side facing doors, fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, gas hob, extractor, double oven, space for a washing machine and a dryer, breakfast bar and tiled floor.

Bedroom Four / Home Office

10' 8" x 8' 4" (3.25m x 2.53m)

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





Shower Room

5' 4" x 6' 4" (1.63m x 1.92m)
(width increasing to 2.53m) Side facing double glazed frosted window, radiator, three piece suite comprising WC, pedestal sink and walk in shower.

First Floor Landing

5' 2" x 9' 9" (1.57m x 2.96m)
Loft hatch, storage cupboard.

Bedroom One

16' 8" x 11' 6" (5.08m x 3.51m)
Front facing double glazed window, radiator, fitted wardrobes & vanity desk, double room.

En-suite

8' 1" x 8' 4" (2.46m x 2.55m)
Rear facing double glazed patio doors giving access to the balcony, heated towel rail, three piece suite comprising WC, pedestal sink and corner jacuzzi panel bath, tiled walls.

Balcony

11' 9" x 10' 6" (3.58m x 3.19m)
Side and rear facing railings, artificial lawn and views over the private rear garden.

Bedroom Two

13' 11" x 12' 1" (4.25m x 3.69m)
Front facing double glazed window, radiator, double room, fitted wardrobe.

Bedroom Three

10' 11" x 8' 5" (3.34m x 2.56m)
Rear facing double glazed window, radiator, double room, fitted storage.

Bathroom

5' 6" x 7' 3" (1.67m x 2.2m)
Rear facing double glazed frosted window, radiator, three piece suite comprising WC, vanity hand basin with storage and walk in shower with electric shower.





Garage

16' 12" x 8' 7" (5.18m x 2.61m)

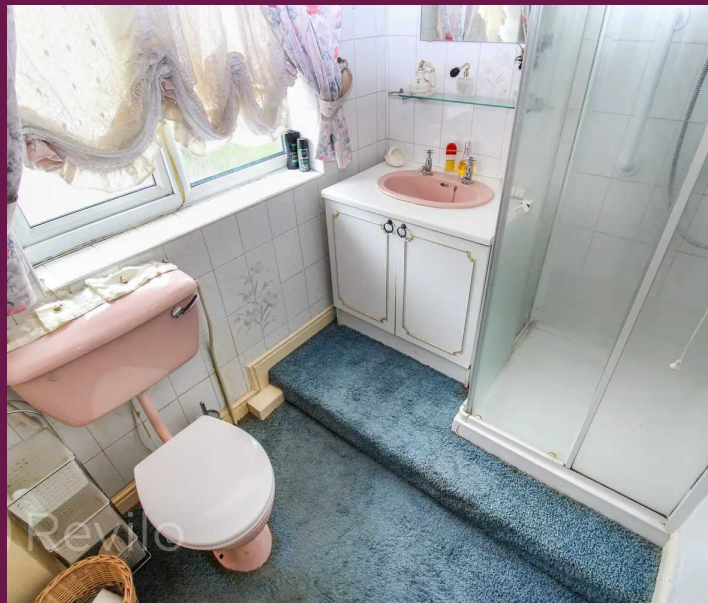
Front facing manual up & over garage door and side facing window.

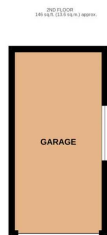
Revilo Insight

House - Tenure: Leasehold / Title No: GM31533 / Class Of Title: Absolute / Date: 27 March 1975 / Term: 999 years from 27 March 1975 / Ground Rent: £18pa / Tax Band: E / Parking: Drive & Garage / Land - Tenure: Freehold / Title No: GM282588 / Class Of Title: Absolute.

Lawned front garden with planting beds to borders, side gated access to the large private rear garden with substantial lawn, paved patio seating area, planting beds to borders, wooden garden shed and fenced boundaries.

Block paved driveway parking leading to a detached single garage.

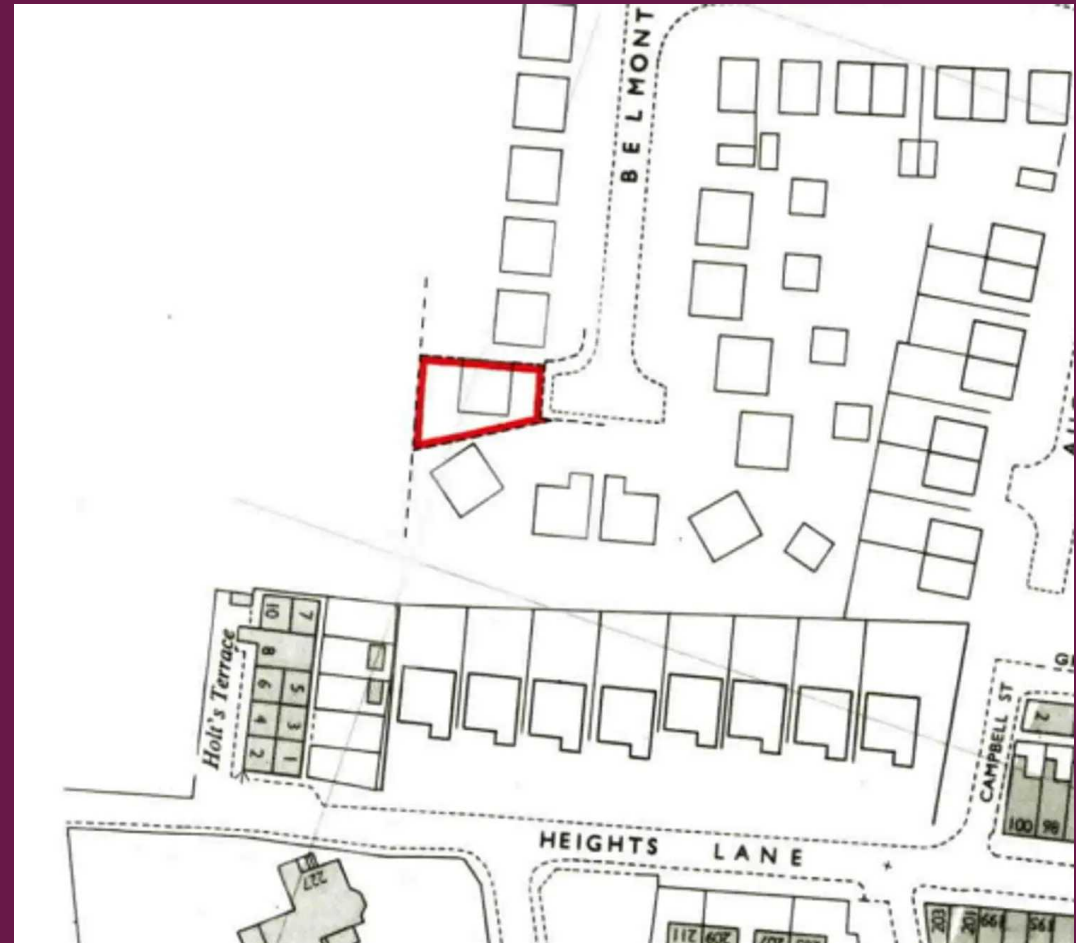




TOTAL FLOOR AREA : 1667 sq.ft. (154.8 sq.m.) approx.

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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