27 Belmont Way
Rochdale OL12 6HR
£259,950
Detached
Executive Family Home
Finished to a modern standard
4 Bedrooms
Converted Garage
Study & Utility Room
2 Bathroom/Shower Rooms
South Facing Garden

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EXCEPTIONALLY WELL PRESENTED 4 bedroomed DETACHED EXECUTIVE FAMILY HOME which has seen the GARAGE CONVERTED by the current owners to offer a utility and study room to the already SPACIOUS and WELL PROPORTIONED ACCOMMODATION. The property has been LOVINGLY MAINTAINED and CARED FOR and offers a MODERN and COMFORTABLE home for any growing family. Situated on a POPULAR DEVELOPMENT within a sought after area close to Rochdale Town Centre and Rochdale Infirmary.

The property comprises ENTRANCE PORCH leading to HALLWAY giving access to all the ground floor accommodation and with the staircase leading to the first floor. The LOUNGE AND THROUGH DINING AREA which allows significant sunlight also has the benefit of patio doors to the rear opening onto the garden area. BREAKFAST KITCHEN with a comprehensive range of modern fitted wall and base units incorporating a breakfast bar, full granite work surfaces, 5 ring INDUCTION HOB with extractor fan over, built in waist height oven and grill, integrated dishwasher, tiled floor. WC/SHOWER ROOM with wash hand basin and single shower cubicle. UTILITY ROOM which gives access to the side of the house and into the garden also has fitted wall and base units, single drainer sink unit and plumbing for washer. STUDY.

FIRST FLOOR
LANDING with storage cupboard and loft access. BEDROOM 1 with built in wardrobes, overhead storage and dresser. BEDROOM 2 and BEDROOM 3 also have built in storage. BEDROOM 4. BATHROOM/W.C COMBINED incorporates a wc and wash hand basin with built in vanity unit, bath with shower over and shower screen, fully tiled walls and inset spot lighting to ceiling.

OUTSIDE the property has the benefit of lawned and bordered gardens to the front with a double driveway providing off road car parking. To the rear there is also a well manicured garden incorporating bordered and attractive patio areas.

We understand the property to be LEASEHOLD and subject to a ground rent of approx. £9.00 per annum payable 2 x yearly (to be confirmed by solicitors) ALL MAINS SERVICES ARE CONNECTED. The property is heated via GAS CENTRAL HEATING and has DOUBLE GLAZED WINDOWS THROUGHOUT. The property is protected by an intruder alarm system.

COUNCIL TAX BAND ‘E’. EPC RATING ‘TBC’