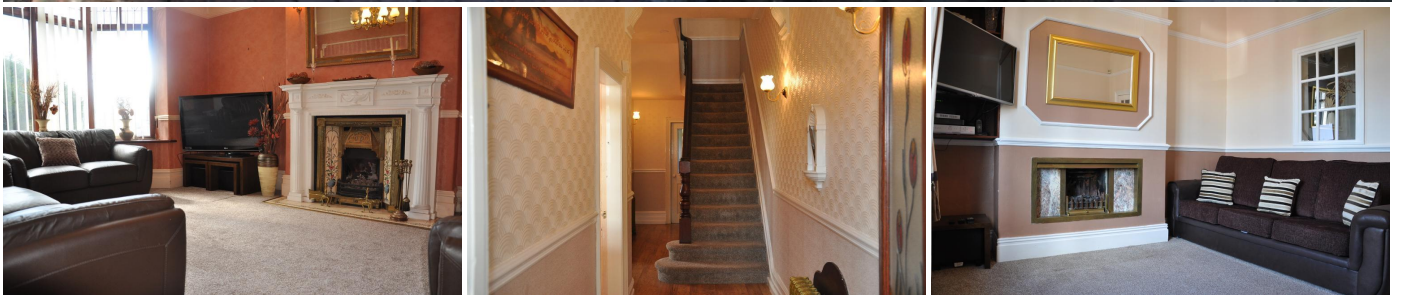


## 4 Bedroom Semi-Detached for Sale - £194,950

Rooley Moor Road, Rochdale, Lancashire, OL12 7BS



### KEY FEATURES:

- SUBSTANTIAL 4 BEDROOM SEMI DETACHED
- 2 RECEPTION ROOMS
- MODERN FULLY FITTED DINING KITCHEN
- MASTER BEDROOM WITH EN SUITE
- ACCOMODATION ON FOUR FLOORS
- SUPERB FAMILY HOME
- OFF ROAD PARKING
- A MUST TO APPRECIATE ACCOMODATION ON OFF

## Description

Oakleaf Estates are pleased to bring to the market a substantial 4 bedroom Victorian semi detached property. With many original features maintained with working fireplaces, high ceilings and tastefully decorated throughout. The property briefly comprises an entrance hallway with original cast iron radiators leading to 2 reception rooms and a large kitchen diner to the ground floor. Living room one benefits from a large bay window, has a working gas fireplace, original plaster coving, cornices and overlooks the front garden. The second reception room also has a working gas fireplace, high ceilings original plaster coving also. The kitchen has recently been totally renovated with substantial amount of storage. Kitchen units to three sides of the kitchen with integrated dishwasher, fridge freezer, double oven and a 5 ring gas burner. The kitchen also features glass splashbacks and hidden pop up sockets, giving flexibility and flat workspace. The kitchen is also large enough to accommodate a dining table and makes it a versatile family room. The kitchen leads to a garden to the rear of the property. From the Ground floor there is a staircase leading to the ground floor that benefits from three large double bedrooms and a 4 piece family bathroom. The master bedroom also has an en suite and a walk in wardrobe. The fourth bedroom is accessed by a further flight of stairs leading to a light and airy room recently renovated to make a substantial fourth bedroom and also benefits from a large walk in wardrobe. Additionally the house benefits from cellar rooms that have again been converted to make a room currently used as a play room and a downstairs pantry/ laundry room that currently houses a sink, washing machine and dryer. We strongly recommend a viewing of this property to appreciate the quality, size and finish to the property. A family home that is ready to move into is available at a competitive and realistic price.

## Ground Floor

**Living Room 1 - 17' 5" x 13' 6" (5.32m x 4.14m)** Tastefully decorated light and airy reception room with high ceilings, large bay window, original working gas fireplace. Undamaged plaster covings all round. Central hanging chandelier with matching wall lights all in keeping with the character of the house. The room also benefits from a radiator, television points and 4 double socket points.

**Living Room 2 - 10' 11" x 12' 0" (3.35m x 3.68m)** Modern yet traditional living room that again features a working gas fireplace. High ceilings and undamaged covings all round. Radiator, double socket points, television, fibre and broadband points located in this room

**Kitchen - 14' 9" x 13' 3" (4.51m x 4.05m)** A recent full refurbishment of the kitchen has made the kitchen the heart of this particular house. Modern Lucente gloss grey units have been installed, with substantial storage and cabinets to three sides. Soft closing handleless doors have been installed. Integrated dishwasher, fridge freezer, double oven and microwave all housed conveniently and practically to make the kitchen child and user friendly. A large 5 ring gas hob allows multiple dishes to be cooked at the same time. An extractor fan connects to an external wall. Modern splash-backs and hidden pop up sockets in the worktops give good work surface space and easy access to additional power points as and when required. Matching grey woodgrain tiles finish the kitchen. The boiler is also housed in the kitchen. The kitchen comfortably houses a dining table. A door leads to a rear yard to the property.

**Utility Room - 5' 8" x 5' 1" (1.73m x 1.55m)** Utility room that is currently used for laundry. Fitted with a washing machine, dryer and also a sink.



## First Floor

**Bedroom 1 - 11' 8" x 10' 10" (3.56m x 3.32m)** Bedroom 1 is set up as the master bedroom. Benefits from an en-suite, with walk in shower, sink and toilet. The Bedroom also has a walk-in closet, housing drawer units, shelves and railings giving flexible storage space.

**Bedroom 2 - 13' 1" x 8' 1" (3.99m x 2.47m)** Bedroom 2 is located to the rear of the property. A double bedroom that comfortably accommodates wardrobes. Wood laminate flooring.

**Bedroom 3 - 11' 2" x 13' 2" (3.41m x 4.02m)** Bedroom 3 is a large double bedroom, with fitted L shape floor to ceiling wardrobe providing ample storage. Radiator and socket points in the room and fitted with a carpet.

**Bathroom - 13' 5" x 6' 4" (4.1m x 1.95m)** A light and airy bathroom with bath, sink and toilet and a separate shower. Two windows to the side and back of the bathroom let in ample light.



## Second Floor

**Bedroom 4 - 12' 11" x 12' 0" (3.96m x 3.66m)** Bedroom 4 is located at the top of the house. A substantial bedroom with shelving and storage. A large walk-in closet gives ample storage for clothing, with hanging rails running the full breadth of the room. Beyond the room there is access to the loft void, where a further bedroom or storage can be made at a future date.

## Lower Ground Floor

**Living Room 3 - 11' 6" x 12' 9" (3.53m x 3.9m)** Converted Cellar makes room for a multi functional room that can be used for storage or a playroom. Has socket points and radiator.

