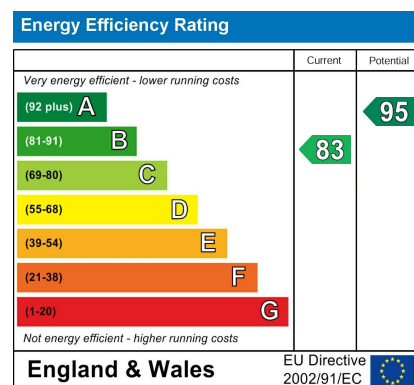
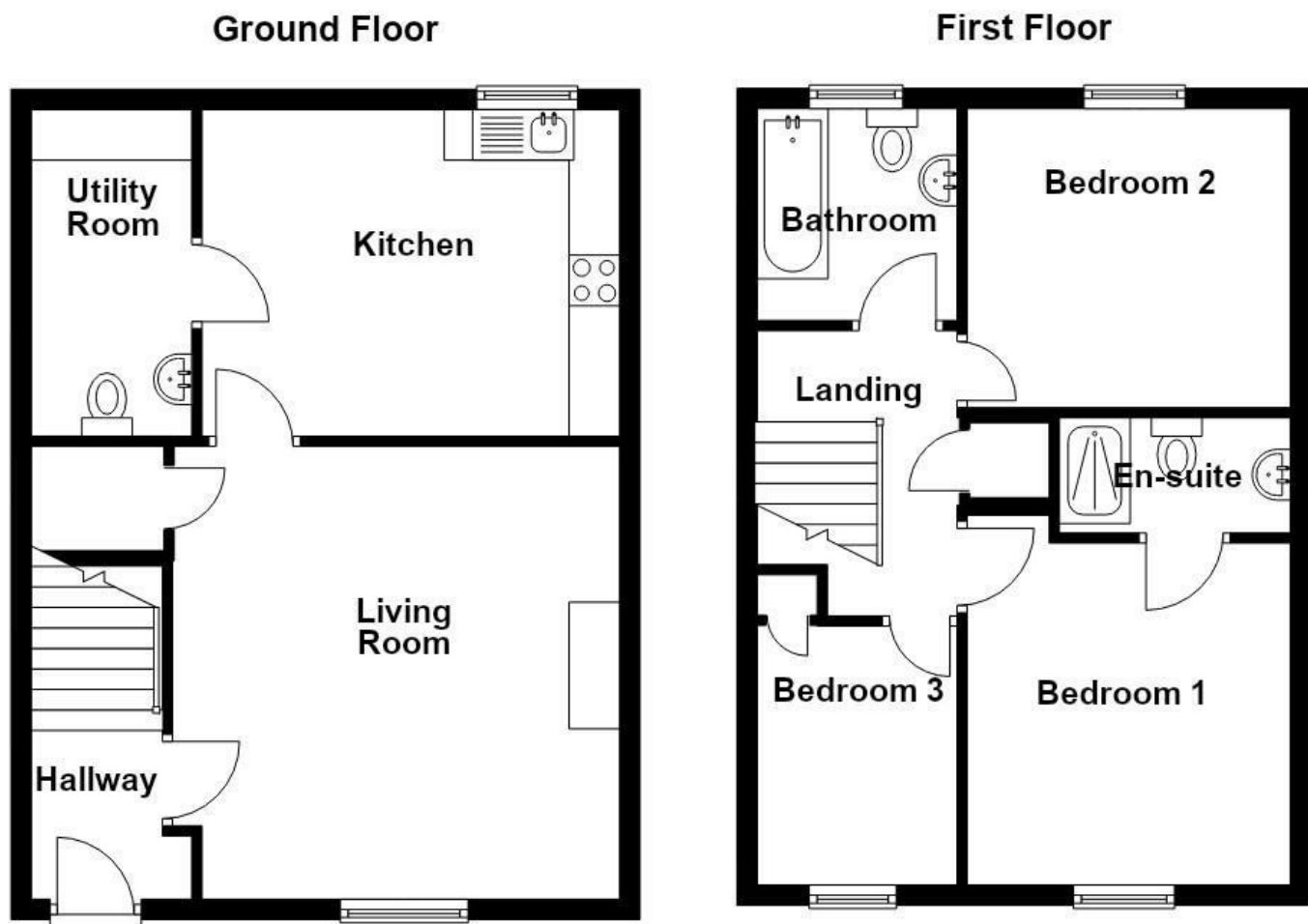




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Willbutts Lane, Rochdale, OL11 5BE

£250,000

Nestled on Willbutts Lane in Rochdale, this charming end-terrace house offers a perfect blend of modern living and comfort. Built in 2017, the property spans an impressive 926 square feet, providing ample space for families or professionals seeking a stylish home.

Upon entering, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. The additional bathroom is thoughtfully designed, catering to the needs of family life.

This home is equipped with modern features that enhance everyday living, making it both functional and aesthetically pleasing. The private driveway accommodates multiple vehicles, providing ease of access and security. Furthermore, the gated access to parking adds an extra layer of safety and peace of mind.

With its contemporary design and desirable location, this property is an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this residence on Willbutts Lane is sure to impress. Don't miss the chance to make this lovely house your new home.

Willbutts Lane, Rochdale, OL11 5BE

£250,000

3 2 1 B

- Three Bedroom End Terrace
 - Large Reception Room
 - Four Car Driveway
 - Council Tax Band B
- Beautifully Renovated Throughout
 - Landscaped Garden To The Rear
 - Tenure Leasehold
- Ensuite To Master Bedroom
 - Open Plan Kitchen Diner
 - EPC Rating

Internal

Ground Floor

Hallway

6' x 4'3 (1.83m x 1.30m)
UPVC front door, stairs to first floor, laminate floor, smoke alarms, central heating radiator

Living Room

14'6 x 14'8 (4.42m x 4.47m)
UPVS double glazed window, central heating radiator, electric log burning effect stove, feature wall light, doors leading to storage, kitchen, two wall lights, media wall with tv point and electric fire

Kitchen

13'4 x 10'7 (4.06m x 3.23m)
UPVC double glazed window, central heating radiator, high gloss wall and base units, quartz worktop, glass splash back, inset sink, integrated draining ridges, mixer tap, gas hob, single oven, integrated fridge freezer, spotlights, tiled flooring, french doors to garden, wc/utility

Utility Room/WC

9'3 x 4'3 (2.82m x 1.30m)
Central heating radiator, dual flush WC, wall mounted wash basin, mixer tap, partially tiled elevations, tiled flooring, plumbing for washing machine and dryer, wood work top, combi boiler concealed

First Floor

Landing

9'3 x 6'6 (2.82m x 1.98m)
Central heating radiator, doors leading to three bedrooms and bathroom

Bathroom

6'6 x 6'4 (1.98m x 1.93m)
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, mixer tap, panel bath with mixer tap. direct feed shower, spotlights, partially tiled elevations, tiled flooring

Bedroom One

12' x 10'6 (3.66m x 3.20m)
UPVC double glazed window, central heating radiator, doors leading to ensuite

Ensuite

8'2 x 4'9 (2.49m x 1.45m)
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, mixer tap, direct feed walk in shower, partially tiled elevations, tiled flooring

Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)
UPVC double glazed window, central heating radiator

Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)
UPVC double glazed window, central heating radiator

External

Front

Concrete path leading to property

Side

Security code controlled gate leading to private four car driveway

Rear

Patio area, artificial grass area, stone chip bedding

