





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

944 Oldham Road

Rochdale

£349,950

- Three Bedrooms (Potential for 4th)
- Semi-Detached Property
- Self Contained Annexe
- Open Farmland to Rear
- Sought After Location
- Beautifully Presented
- Gardens Front and Rear
- EPC Rating - C







A beautifully presented, character, semi-detached, family home located on the much sought after Oldham Road in the Thornham area. The property is set over three floors and offers a self contained annexe. There are stunning views over open farmland to the rear. The living accommodation comprises; entrance hall, dining room, lounge, kitchen to the ground floor with shower room, lounge, kitchen and bedroom to the lower ground floor annexe. There are three bedrooms (currently made into two) and bathroom to the first floor. Externally there is a large rear garden. This lovely home should be viewed to appreciate the accommodation on offer.

ENTRANCE HALL

With uPVC double glazed entrance door, laminate floor covering, staircase leading to the first floor, storage cupboard.

DINING ROOM

14' 8" x 12' 0" (4.47m x 3.66m) With laminate floor covering, radiator, uPVc double glazed window, uPVC sills.

LOUNGE

16' 0" x 12' 0" (4.88m x 3.66m) With gas fire in stone surround, fitted carpeting, uPVC double glazed box window with views over open farmland.

KITCHEN

12' 1" x 8' 4" (3.68m x 2.54m) With fitted wall and base units in cream, work tops, one and a quarter sink unit with mixer tap, integral dishwasher, double oven, five ring gas hob, chimney extractor, integral fridge, integral washing machine, spotlights, floor heater, tiled walls, tiled floor, uPVC double glazed window, uPVC double glazed door, door leading to the lower level.

LOWER FLOOR ANNEXE

KITCHEN

24' 0" x 8' 6" (7.32m x 2.59m) With Shaker style fitted wall and base units in cream, work tops, under stairs storage cupboard, electric oven, four ring gas hob, chimney extractor, Vaillant combi boiler, ornate ceiling with spotlights, uPVC double glazed window, uPVC double glazed door.

SHOWER ROOM

With three piece suite comprising low level WC, wash hand basin, shower cubicle, laminate floor covering, extractor, uPVC double glazed obscure window with blind.

LOUNGE

21' 0" x 11' 6" (6.4m x 3.51m) With laminate floor covering, uPVC double glazed French doors with views.

BEDROOM
11' 9" x 7' 7" (3.58m x 2.31m) With two double wardrobes, fitted carpeting, radiator. (no window)

FIRST FLOOR LANDING
With access to the boarded loft with light, power and ladder, ornate window.

BEDROOM ONE
18' 0" x 13' 0" (5.49m x 3.96m) With fitted wardrobes with under inset lighting, headboard, bedside cabinets, fitted carpeting, two radiators, two uPVC double glazed window with uPVC sills, views. (Originally two bedrooms and could easily be converted back by the current vendor).

BEDROOM TWO
12' 0" x 12' 0" (3.66m x 3.66m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window. (Was originally the master bedroom)

BATHROOM
12' 2" x 6' 9" (3.71m x 2.06m) With four piece suite in white comprising: bath, P shaped shower, Sottini floating wash hand basin, low level WC, chrome radiator, tiled walls, tiled floor, ornate ceiling with spotlights, extractor and uPVC double glazed obscure window.

EXTERNALLY
A real wow factor, the rear there is a fantastic lawn with mature boarders , 2 patio areas and mature hedging. To the front a lawn with mature plants and pathway to front door. Tarmac driveway for numerous vehicles sweeping to the rear of the property.

ADDITIONAL INFORMATION
TENURE: Solicitor to confirm details.

COUNCIL BAND: D

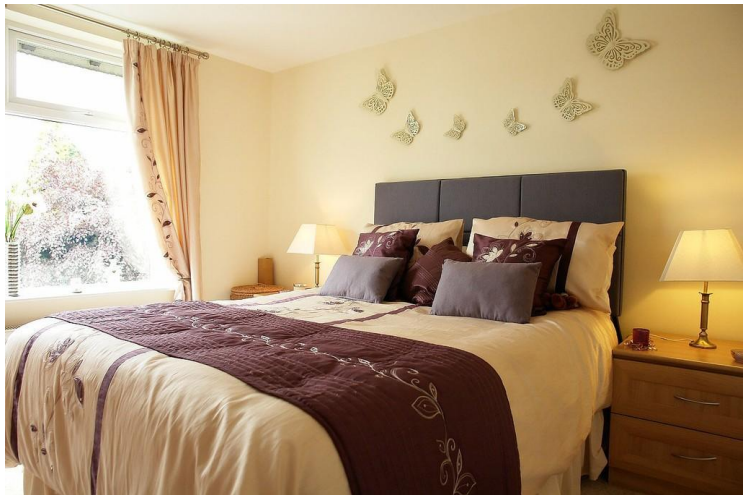
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.







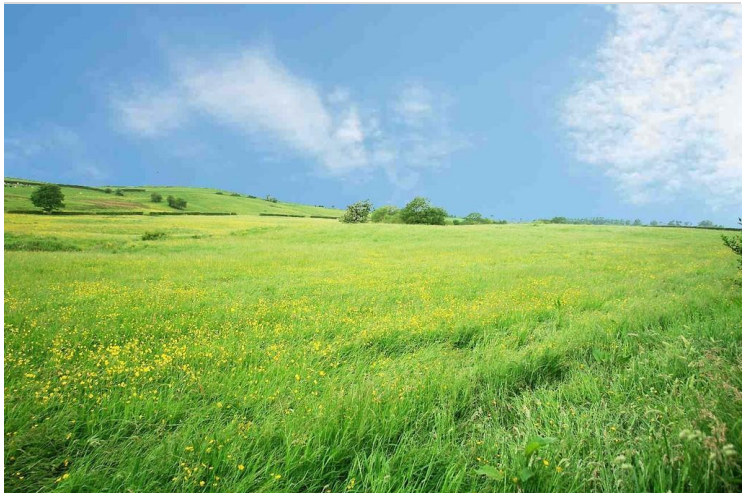


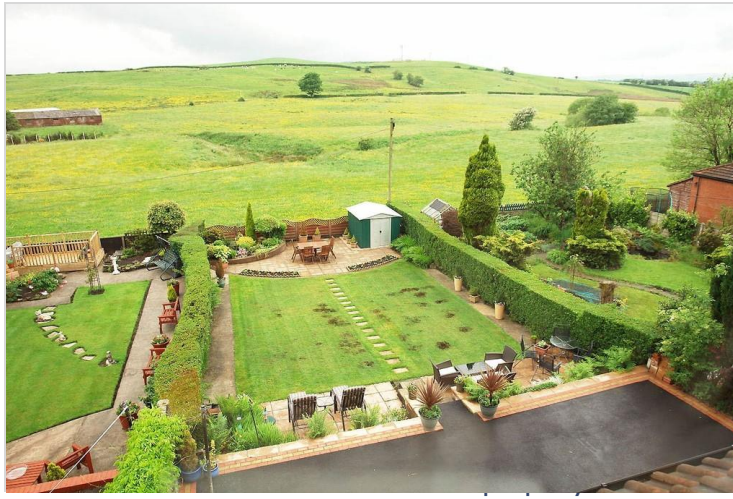


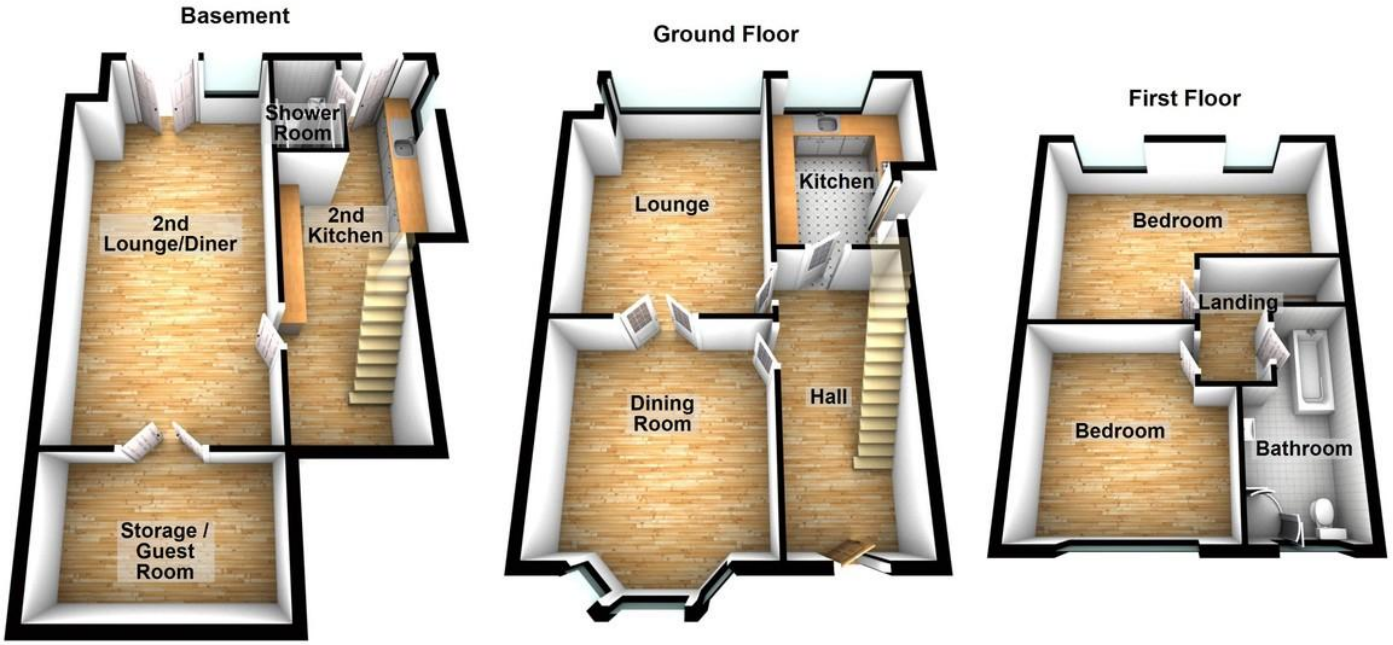












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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements