



# Keystone

Estate Agents and Lettings Specialists



## Lowerfold Close, Rochdale

£380,000

A rare OPPORTUNITY to purchase what could be the perfect family home for anyone looking to upsize. This beautifully presented five bedroom, three reception, detached property situated at the head of a quiet cul-de-sac and located within the ever popular Lowerfold (Shawclough) district of Rochdale. The property is located close to local schools, amenities and Healey Dell Nature Reserve. To the ground floor you are greeted by a spacious "L" shaped, well lit entrance hallway leading to spacious living room with a contemporary real gas fireplace, neutral decor and Amtico flooring. Modern fully fitted kitchen with built in appliances, Granite worktops and cream gloss wall and base units leading to a separate spacious dining / "snug" room and double garage, partly converted with electric door. The first floor is accessed by spectacular modern oak staircase leading to a large master bedroom with fitted wardrobes and ensuite with bath and separate walk in shower cubicle. A further three spacious double bedrooms and a single bedroom, family bathroom with a three piece modern suite with "P" shaped bath with shower above. The property benefits from ample off road parking, well maintained front and south facing rear garden with fitted hot tub with panoramic views. Newly fitted boiler GCH throughout and DG windows. Given the elevated position of this property the views to the rear are amazing! Please call Keystone 01706344344 to arrange a viewing to truly appreciate the property



# Lowerfold Close, Rochdale

## **Reception 1 5.7 x 3.7 (18'8" x 12'2")**

Spacious living room with a contemporary real gas fireplace, neutral decor and Amtico flooring

## **Entrance Hallway 3.6 x 3.4 (11'10" x 11'2")**

Spacious "L" shaped, well lit entrance hallway with neutral decor

## **Downstairs wc 2 x 1 (6'7" x 3'3")**

Downstairs WC with neutral decor

## **Kitchen diner 11.9 x 3.04 (39'1" x 10'0")**

Modern fully fitted kitchen with built in appliances, Granite worktops and cream gloss wall and base units

## **Garage 4.4 x 5.2 (14'5" x 17'1")**

Double garage, partly converted with electric door

## **Reception 2 6.8 x 3 (22'4" x 9'10")**

Spacious dining / "snug" with neutral decor and spectacular views

## **Master bedroom 4.1 x 6.3 (13'5" x 20'8")**

Large double bedroom with built in wardrobes / storage

## **Ensuite 2 x 3.2 (6'7" x 10'6")**

Four piece ensuite with bath, walk in shower, wash basin, wc and fully tiled throughout

## **Bedroom 1 3.6 x 3.6 (11'10" x 11'10")**

Spacious double bedroom with neutral decor and spectacular views of Healey Dell

## **Bedroom 2 3.7 x 3.1 (12'2" x 10'2")**

Second spacious double bedroom with neutral decor and spotlights

## **Bedroom 3 3.1 x 3.1 (10'2" x 10'2")**

Large double bedroom

## **Bedroom 4 2.9 x 2.0 (9'6" x 6'7")**

Single bedroom with neutral decor - perfect for an office

## **Bathroom 2 x 2.5 (6'7" x 8'2")**

Three piece family bathroom suite with "p" shaped bath with shower above and fully tiled throughout.



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