



Keystone

Estate Agents and Lettings Specialists



Lowerfold Drive, Lowerfold, Rochdale

£325,000

Keystone are thrilled to offer a rare opportunity to purchase this individually designed four bedroom, two reception room, detached residence built on a large south west facing plot boasting panoramic views over Healey Dell and situated in a highly sought after location, located within the ever popular Lower Fold (Shawclough) district of Rochdale. On the doorstep of the picturesque Healey Dell Nature Reserve, good local amenities, schools (Tonacliffe Primary School), pubs and restaurants whilst having easy access to Rochdale town centre, train station, metrolink and motorway network. Internally, this beautifully appointed and deceptively spacious family home comprises of a well-lit entrance hallway, two piece downstairs WC / cloakroom, large fully fitted dining kitchen with built in appliances and a range of modern fitted units. Spaciously well-presented reception room featuring from an open coal effect living flame gas fire, good size family dining room with open plan spindled staircase, Cream tiled floor and french sliding doors leading to a large bright Victorian style conservatory with patio doors leading onto the rear garden. To the first floor there are three double bedrooms all with fitted wardrobes, one single bedroom and a fully tiled modern three piece family bathroom suite with shower over bath in Cream. Externally, this attractive home boasts from well-maintained lawned gardens to the front, side and rear and attractive Indian stone flagged patio with wrought iron fencing and gate. A double attached bricked garage to the front with remote control door, potential to extend over the garage and double width driveway. The property benefits from Gas central heating (Combi-boiler), UPVC double glazing and intruder alarm. Internal viewings come highly recommended to truly appreciate the size, finish and position. Contact Keystone 01706 344 344 to arrange viewings, to avoid disappointment before it's too late!



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Entrance Hallway 2.5 x 2.5 (8'2" x 8'2")

Enter the property through the double glazed front door into the entrance hallway where there is a radiator, and ample space for coat and shoe storage, and alarm panel for the property.

Downstairs WC

Fitted with a sink and WC. There is a radiator and extractor fan.

Dining Kitchen 6.5 x 4.8 (21'4" x 15'9")

Attractive modern fitted kitchen by Egerton comprising beech style fitted wall and base units. Neff appliances comprising electric double oven and ceramic hob, extractor hood, dishwasher, fridge and integral freezer. Franke single drainer stainless steel sink unit. Housing for automatic washer, part tiled walls and Cream tiled floor.

Lounge 4.6 x 3.8 (15'1" x 12'6")

The beautifully presented lounge has a double glazed window to the rear elevation, with Grey carpet. There is a radiator, and TV and telephone points.

Bedroom One 4.6 x 3.8 (15'1" x 12'6")

A double bedroom with a radiator, and 2 double glazed windows to the front elevation. Decorated to a modern finish with built-in wardrobes.

Bedroom Two 3.8 x 3 (12'6" x 9'10")

A double bedroom with a radiator, and a uPVC double glazed window to the front

elevation.

Bedroom Three 3.5 x 3.6 (11'6" x 11'10")

A double bedroom with a radiator, and a uPVC double glazed window to the rear elevation

Bedroom Four 2.5 x 2 (8'2" x 6'7")

A good sized single bedroom with window to the front, single radiator and fully carpeted.

Family Bathroom 2.6 x 2.5 (8'6" x 8'2")

The bathroom comprises of a modern three piece suite which consists of; a panelled bath, WC, and a wash hand basin. The bathroom has fully tiled walls, extractor fan, a double glazed window to the side, and a heated towel rail.



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