



# Keystone

Estate Agents and Lettings Specialists



**Cook Road, Kingsway, Rochdale**

**£270,000**

Keystone are proud to bring to market this stunning, well presented and spacious four bedroom executive detached property which is situated on the recently built David Wilson Homes development just off Kingsway in a highly popular residential location offering good access to excellent local amenities including shops, supermarkets, pubs, schools and public transport links including M62 motorway connection and Manchester Metrolink service. Internally, the accommodation briefly comprises of a well lit entrance hallway, beautifully presented bay fronted spacious lounge, modern cream gloss fully fitted family dining kitchen with patio doors leading onto the private rear garden, large utility room with plumbing for washing machine and dryer and a downstairs two piece guest WC. To the first floor there are four good size double bedrooms, master bedroom with fitted wardrobes also offered with a master en-suite shower room and a fully tiled four piece family bathroom suite in Grey. Externally, this attractive home boasts from an integral garage with double width driveway to front, ample off road parking. Well maintained gardens to the front and rear with mature shrub planting. The property benefits from Gas central heating, Double glazing throughout, Intruder Alarm and Integrated kitchen appliances. The property is an ideal family home, extremely very well presented throughout and packed with extras from the original spec, internal viewings come highly recommended to fully appreciate the size, finish and position. Contact Keystone 01706 344 344 to arrange a viewing, to avoid disappointment before its too late!



# Cook Road, Kingsway, Rochdale

## Entrance Hallway

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.

## Lounge 5.75 x 3.14 (18'10" x 10'4")

The beautifully presented lounge has UPVC double glazed window to front elevation, with Cream carpet. There is a radiator, and TV and telephone points.

## Dining Kitchen & Family Room 4.81 x 6.01 (15'9" x 19'9")

Fitted with a range of modern gloss-finish wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer with chrome mixer tap, an integrated electric oven with gas hob and extractor hood over, and a range of integrated appliances. There is a uPVC double glazed bay window to the rear elevations, French doors to the rear garden, a radiator, and the kitchen has space for a dining table and chairs with tiled flooring and a large family area space.

## Utility Room 2.20 x 1.85 (7'3" x 6'1")

Separate utility room with plumbing for washing machine and dryer.

## Downstairs WC 1.75 x 0.94 (5'9" x 3'1")

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

## Master Bedroom 3.60 x 5.20 (11'10" x 17'1")

A double bedroom with a radiator, and 2 double glazed windows to the front elevation. Decorated to a modern finish with built-in wardrobe. Benefiting from its own en suite shower room.

## Master En-Suite 1.89 x 2.20 (6'2" x 7'3")

Fitted with a modern three piece suite consisting of walk in double shower cubicle, WC, and wash hand basin. With partially tiled walls, a heated towel rail, extractor fan, and frosted window to the side.

## Bedroom Two 4.04 x 3.34 (13'3" x 10'11")

A double bedroom with built in wardrobes and a radiator, and a uPVC double glazed window to the front elevation.

## Bedroom Three 4.15 x 2.68 (13'7" x 8'10")

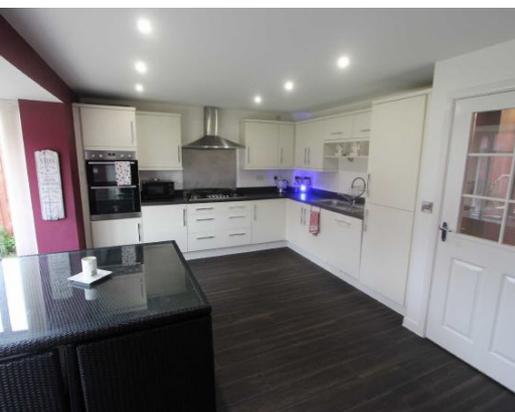
A double bedroom with a radiator, and a uPVC double glazed window to the rear elevation.

## Bedroom Four 3.48 x 3.10 (11'5" x 10'2")

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

## Family Bathroom 2.89 x 1.93 (9'6" x 6'4")

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



Keystone Estate Agents And Lettings

118 Yorkshire Street

Rochdale

OL16 1LA

Tel: 01706344344

Email: [info@keystoneestates.co.uk](mailto:info@keystoneestates.co.uk)