



# Keystone

Estate Agents and Lettings Specialists



**Cook Road, Kingsway, Rochdale**

**£350,000**

Keystone are proud to introduce to the market this stunning, six bedroom executive detached former showhome split over three levels. Positioned at the head of a select cul-de-sac and overlooking the canal, which is situated on the newly 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, this well presented and spacious property briefly comprises of a well lit entrance hallway, large reception room with front and side facing upvc double glazed windows, stunning fitted dining kitchen & family room with French doors leading out to the private rear garden, separate utility room with plumbing for washing machine and dryer and downstairs two piece guest WC. To the first floor there are four good size bedrooms all with built in wardrobes (3 doubles & 1 single), master bedroom is offered with a three piece shower room and a modern three piece family bathroom suite in white with shower over the bath. To the second floor there are two extra large double bedrooms with built in wardrobes and both bedrooms offered with a brand new fully tiled three piece shower room. To the outside there are well maintained gardens to the front with mature shrubs and a driveway to the side providing parking for two cars, a detached garage and an enclosed rear garden mostly laid to lawn with a paved patio area. The property benefits from gas central heating, UPVC double glazing throughout, CCTV system, intruder alarm and integrated kitchen appliances. The property has been greatly improved by the present owners to create a versatile home, suited to a number of purchasers. Contact Keystone 01706 344 344 to arrange a viewing, to avoid disappointment before its too late!



# Cook Road, Kingsway, Rochdale

## Entrance Hall

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 6.45 x 3.8 (21'2" x 12'6")

The beautifully presented lounge has front and side facing UPVC double glazed windows, with Grey carpet. There is a radiator, and TV and telephone points.

## Dining Kitchen & Family Room 6.45 x 4.8 (21'2" x 15'9")

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 2.16 x 1.93 (7'1" x 6'4")

Separate utility room with plumbing for washing machine and dryer

## Downstairs WC

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

## Master Bedroom 5.23 x 3.4 (17'2" x 11'2")

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

## Master En-Suite

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 3.8 x 3.35 (12'6" x 11'0")

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

## Bedroom Three 3.48 x 2.64 (11'5" x 8'8")

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

## Bedroom Four 2.06 x 1.88 (6'9" x 6'2")

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

## Family Bathroom

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

## Bedroom Five 3.76 x 3.58 (12'4" x 11'9")

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

## Bedroom Five En-Suite

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

## Bedroom Six 3.76 x 3.58 (12'4" x 11'9")

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

## Bedroom Six En-Suite

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



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