



FacetoFace



- Highly desirable location
- Large four bedroom detached
- Modern style throughout
- Playroom - fifth bedroom

Retford Avenue, Rochdale

£339,500

This is a superb opportunity to acquire a generously sized executive style detached residence that boasts a highly sought after and private setting at the head of a small and picturesque cul de sac. Number 14 is an exceptional and very spacious four-bedroom home that boasts the added benefit of an additional reception or fifth bedroom to the ground floor if ever needed.



Property Description

This is a superb opportunity to acquire a generously sized executive style detached residence that boasts a highly sought after and private setting at the head of a small and picturesque cul de sac.

Number 14 is an exceptional and very spacious four bedroom home that also boasts the added benefit of an additional fifth bedroom, playroom or third reception room if preferred.

No 14 Retford Avenue is idyllically hidden and can be found just off Buersil Avenue where an easy car journey connects to local schooling, the motorway network, and other important amenities such as daily shopping outlets and the centre of Rochdale.

We are very pleased to be offering this stunning home to the open market and we strongly recommend an early appointment to view so that you too can fully admire and appreciate the tasteful presentation throughout. Further features include:



GROUND FLOOR – entrance reception. Lounge with a living flame gas fire set within an attractive surround and a feature archway opens nicely into the dining area, here French style doors open into good sized conservatory. To the kitchen is a host of very attractive base and wall units with matching working surfaces, drawers, and in-built appliances to include a double oven and a four ring gas hob with an extractor hood over.



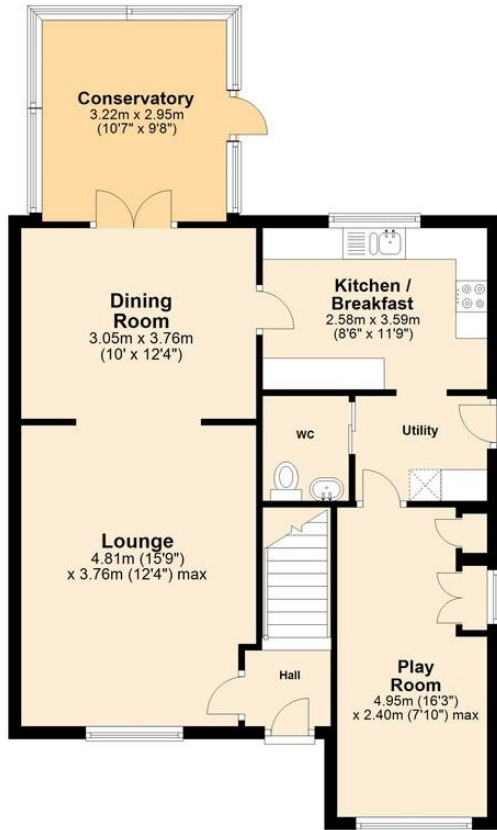
A separate utility leads off from here with plumbing for an automatic washing machine and then further provides access into the downstairs w.c. There is an additional reception room, fifth bedroom or playroom if needed.

FIRST FLOOR – the landing has a storage cupboard facility and access to the loft. The master bedroom hosts a selection of fitted wardrobes and boasts a three piece en-suite shower room with wash basin and a w.c. The house bathroom comprises of an eye catching three piece suite to include a w.c., a bath with shower fitment to the taps and a heated towel rail with complementary tiling to the elevations.

EXTERNALLY – to the front there is access via a small occupant's road to the spacious driveway that easily provides parking for two or more cars. There are garden areas to the side of here as well. At the rear is a nicely private, well fenced, and mature garden with lawn and a paved patio, which enjoys a peaceful and private ambience.

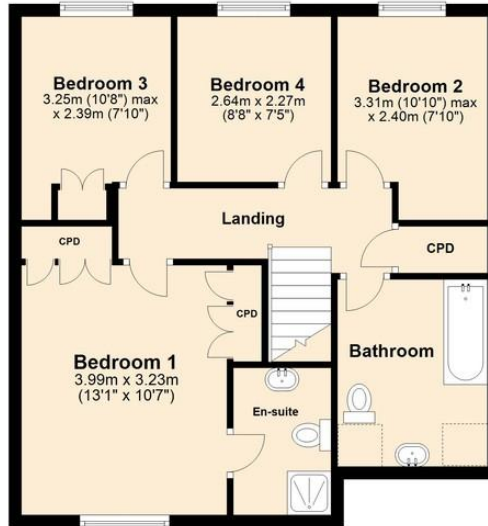
Ground Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



Total area: approx. 128.8 sq. metres (1386.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

49-51 Church Street,
Littleborough, Lancashire, OL15
8AB

www.face2faceestateagents.co.uk
01706 754949
littleborough@jsea.co.uk

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