



20 Badger Close

Burnedge, Rochdale

£236,000

- Four Double Bedrooms
- Detached Property
- Gardens to Front & Rear
- Attached Garage
- Conservatory
- Master Fitted Bed + En Suite
- Lounge & Dining Room
- EPC Rating D



Situated on a small and quiet cul-de-sac in Burnedge is this four bedroom, detached family home which benefits from solar panels, cavity wall insulation, gas central heating and uPVC double glazing. Off road parking is by means of a garage and spacious driveway. Externally there is an enclosed and secluded, south facing garden with patio area. Internally comprising: entrance porch, hall, cloaks/w.c., lounge, dining room, conservatory and modern kitchen to the ground floor. There are master fitted bedroom with ensuite, three double bedrooms and family bathroom to the first floor. An internal inspection is recommended to appreciate the accommodation on offer.

ENTRANCE PORCH

uPVC double glazed entrance porch with tiled floor and uPVC double glazed door.

HALL

With radiator, under stairs storage, staircase leading to the

first floor, coving, door leading to the garage.

CLOAKS/W.C.

With two piece suite in white comprising low level w.c., floating wash hand basin with mixer tap, tiled floor, tiled walls, heated chrome towel rail.

LOUNGE

14' 5" x 11' 9" (4.39m x 3.58m) With gas fire, radiator, coving, fitted carpeting, uPVC double glazed window.

DINING ROOM

12' 4" x 8' 7" (3.76m x 2.62m) With fitted carpeting, coving, radiator, uPVC double glazed patio doors.

CONSERVATORY

15' 0" x 11' 0" (4.57m x 3.35m) With tiled floor, light, power, French doors leading to the garden.

KITCHEN

11' 8" x 8' 5" (3.56m x 2.57m) With fitted wall and base units in high gloss, work tops, black tiled splash backs, one and a quarter sink unit with drainer and mixer tap, four ring gas hob, electric fan oven, chimney extractor, under lighting, vinyl floor covering, integral washer, fridge & dishwasher & pull out larder cupboard.

BREAKFAST AREA

6' 4" x 5' 1" (1.93m x 1.55m) With designer radiator, door to the side.

FIRST FLOOR LANDING

With airing cupboard, access to the boarded loft with light accessed via ladder, radiator.

MASTER BEDROOM

11' 8" x 11' 5" (3.56m x 3.48m) With triple mirrored wardrobes, radiator, fitted carpeting, uPVC double glazed window.

ENSUITE

With two piece suite comprising vanity unit with wash hand basin, low level w.c., shower cubicle, shaver point, heated chrome towel rail, fully tiled walls, vinyl floor covering, extractor, uPVC double glazed obscure window.

BEDROOM TWO

10' 2" x 8' 4" (3.1m x 2.54m) With double wardrobe, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

10' 2" x 8' 4" (3.1m x 2.54m) With fitted carpeting, radiator, storage cupboard, uPVC double glazed window.

BEDROOM FOUR

9' 7" x 7' 6" (2.92m x 2.29m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, radiator, fitted carpeting, uPVC double glazed obscure window.

GARAGE

With light, power, door leading to the hall, up and over door.

EXTERNALLY

There is a secluded south facing rear garden with patio area, shrub area, two access gates, water supply, lighting.

ADDITIONAL INFORMATION

TENURE: Freehold

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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33a Market Street
Shaw
Oldham
OL2 8NR

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Saturday. 10am – 3 pm
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01706 291383

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements