



655 Oldham Road

Rochdale

£279,950

- Four Bedrooms, Three Fitted
- Semi-Detached Property
- Lounge and Dining Room
- Modern Kitchen and Bathroom
- Drive and Garage
- Good Sized Gardens
- Well Presented
- EPC Rating - D





With off road parking by means of a drive and detached brick built garage is this four bedroom, three storey, semi detached property. The well presented living accommodation comprises: entrance vestibule, hallway, cloaks/w.c., lounge with bay window, dining room, side porch and modern kitchen to the ground floor. There are three bedrooms, two fitted, and bathroom to the first floor with the fourth bedroom, dressing area and ensuite shower room to the second floor. Externally there are good sized gardens to both front and rear. Tastefully decorated throughout.

#### ENTRANCE VESTIBULE

With composite entrance door, tiled floor, door into the hallway.

#### CLOAKS/W.C.

With two piece suite comprising low level w.c., wash hand basin.

#### HALLWAY

With wood floor, radiator, under stairs storage.

#### LOUNGE

17' 0" x 14' 6" (5.18m x 4.42m) With feature fireplace with black Onyx hearth, living flame fire, fitted carpeting, radiator, bay window.

#### DINING ROOM

17' 1" x 14' 7" max (5.21m x 4.44m) With feature fire surround, with tiled hearth and back, gas living flame fire, wood floor, French doors.

#### SIDE PORCH

9' 5" x 6' 6" (2.87m x 1.98m) With fitted base units, tiled floor, radiator, uPVC double glazed door.

#### KITCHEN

13' 7" x 8' 7" (4.14m x 2.62m) With modern fitted wall and base units, work tops, Rangmaster cooker, integral fridge freezer, one and a half bowl sink unit, plumbed for washing machine, splash back tiling, spotlights, window with blinds.

#### FIRST FLOOR LANDING

##### BEDROOM ONE

14' 5" x 13' 5" (4.39m x 4.09m) With fitted wardrobes, cast iron fireplace, fitted carpeting, radiator, window.

##### BEDROOM TWO

14' 6" x 13' 9" (4.42m x 4.19m) With fitted wardrobes, cast iron fireplace, fitted carpeting, radiator, window

##### BEDROOM FOUR

6' 9" x 5' 7" (2.06m x 1.7m) With fitted carpeting, radiator, window.

##### BATHROOM

10' 9" x 8' 8" (3.28m x 2.64m) With three piece suite in white comprising panelled bath, vanity unit with wash hand basin, low level w.c., large separate shower cubicle, tiled floor, radiator, fitted storage cupboards, obscure window.

## SECOND FLOOR LANDING

With fitted carpeting, access to the loft room.

## BEDROOM THREE

14' 6" x 13' 9" max (4.42m x 4.19m) With fitted carpeting, radiator, two Velux windows.



## DRESSING AREA

13' 1" x 6' 5" (3.99m x 1.96m) With fitted carpeting, radiator spotlights, Velux window.

## ENSUITE SHOWER ROOM

With two piece suite comprising low level w.c., wash hand basin, shower.

## GARAGE AND DRIVE

Off road parking is by means of a drive and a brick built detached garage with light, power and remote control door.

## EXTERNALLY

There is a garden forecourt with large lawn area and to the rear an enclosed, good sized rear garden with lawn and flagged patio.

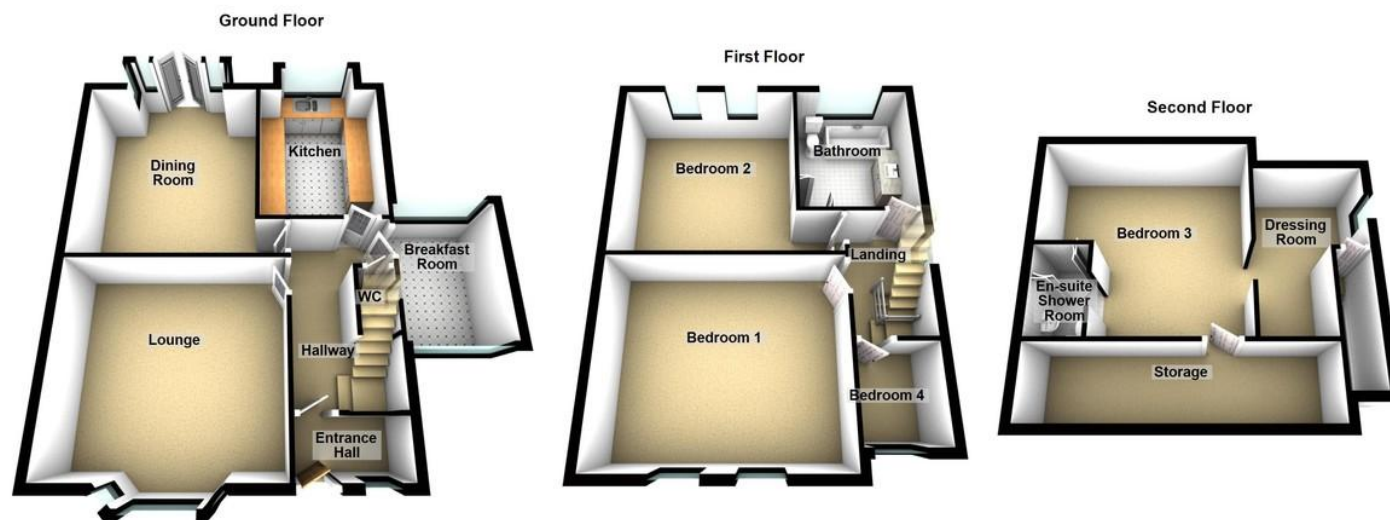
## ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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