



FacetoFace



- A modern detached home
- Four excellent bedrooms
- Superb plot
- Beautiful presentation

Cook Road, Rochdale

£359,950

A brilliant opportunity to acquire a stunning four bedroom executive style detached residence, boasting this great commuter friendly location. Number 8 occupies a superb and choice plot upon this highly sought after development and select row having its own private/occupants access road, and certainly enjoys in our opinion an idyllic family style accommodation.



Property Description

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Upon your internal viewing you too will admire the beautiful presentation and the high quality of fittings and fitments throughout. It is evident that our clients have spared no expense in creating a genuinely outstanding home.

Meticulously presented throughout further features include:

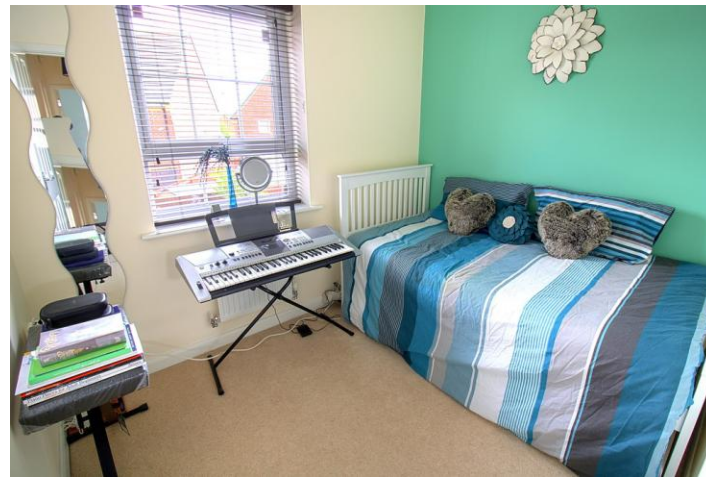
GROUND FLOOR – entrance reception with a return staircase to the first floor and a useful understairs storage facility and a two piece cloaks. The family lounge is a good size and has a bay style window and a t.v. aerial point. (The vendor has mentioned there is sound proofing to this room). To the dining kitchen is a host of tastefully appointed base and wall units with fitted base and wall units, matching drawers, and ample work surfaces over. The in-built appliances include a double electric oven, a six ring gas hob with an extractor hood over.





A separate utility also hosts fitted base and wall units with work surfaces over, plumbing for an automatic washing machine, a combination boiler which is housed into a matching unit and the side entrance door.

FIRST FLOOR – the landing area has the in-built airing cupboard which is shelved and houses the hot water cylinder tank. The master suite has dual aspect windows, fitted wardrobes and a three piece en-suite shower room. The three further bedrooms comprise of one double bedroom and two good sized singles. To the house bathroom is a very attractive three piece suite to include a bath with a rain shower over, wash basin, w.c., and a heated towel rail.

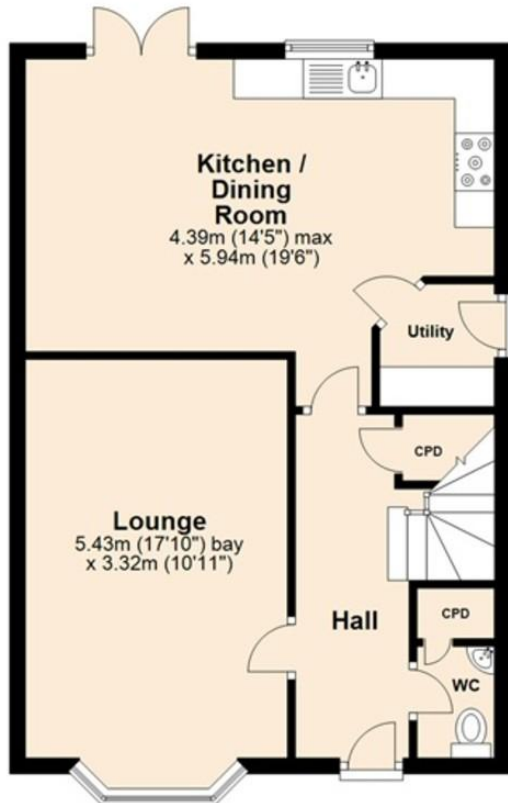


EXTERNALLY – At the front of this outstanding home is a feature garden with a driveway to the side which gives access to the detached single garage. To the rear is an excellent sized mainly lawned garden which provides an impressive and private place to enjoy a summer's evening bar be que perhaps and certainly a safe environment as a children's play area.



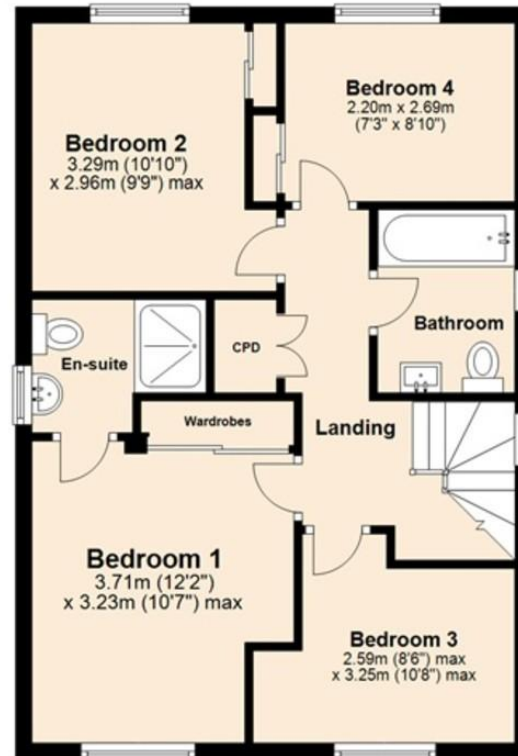
Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)

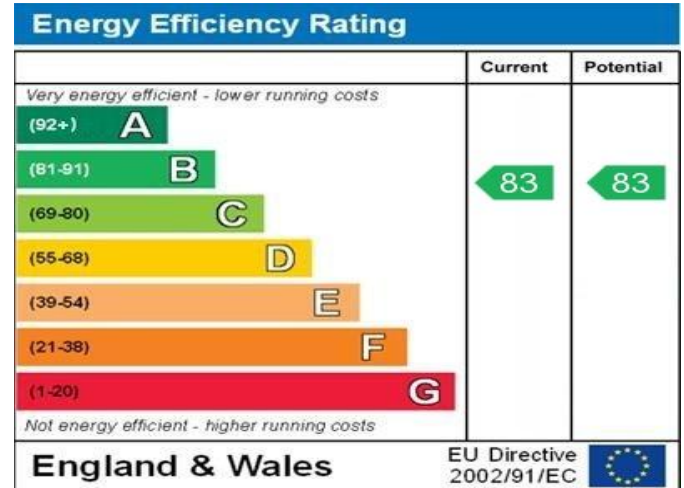


First Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 sq. feet)



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