



 RESIDE

4 Rushy Hill View | Passmonds | Rochdale OL12 7AY

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# 4 Rushy Hill View

Passmonds | OL12 7AY

Positioned within a highly sought-after development, this detached family home boasts a large driveway leading to a detached double garage, providing ample space for multiple vehicles. Don't miss the chance to make this dream home your reality.

Upon entry, you are greeted by a welcoming foyer. The ground floor encompasses a spacious lounge, perfect for both relaxation and entertaining, featuring a large bay window that floods the room with natural light, creating a warm and inviting ambiance.

The remaining bedrooms are serviced by a contemporary family bathroom, complete with modern fixtures and a relaxing bathtub.

Externally, this property is set within immaculately landscaped gardens, offering a peaceful sanctuary away from the hustle and bustle of everyday life. The expansive driveway provides ample parking space for multiple vehicles, while the detached double garage offers additional storage and convenience.

The kitchen is equipped with premium appliances, ample storage space, ideal for culinary enthusiasts and family gatherings alike. Adjacent to the kitchen, the dining room provides a perfect area for formal dining, celebrations or intimate family gatherings. The superb conservatory allows for a seamless transition to outdoor living, with patio doors opening onto the lawn gardens and patio area.

Situated in a sought-after location, this home benefits from being discreetly positioned, ensuring privacy and seclusion for its occupants. With its spacious layout, and modern amenities, this property presents an unparalleled opportunity to embrace family living in a tranquil setting.

Ascending the staircase, you will find four well-proportioned bedrooms, each offering comfort and privacy for the entire family. The main suite boasts an en-suite shower room and fitted wardrobes, providing a tranquil retreat to unwind after a long day.

Don't miss the chance to make this dream home your reality. Contact us today to arrange a viewing.





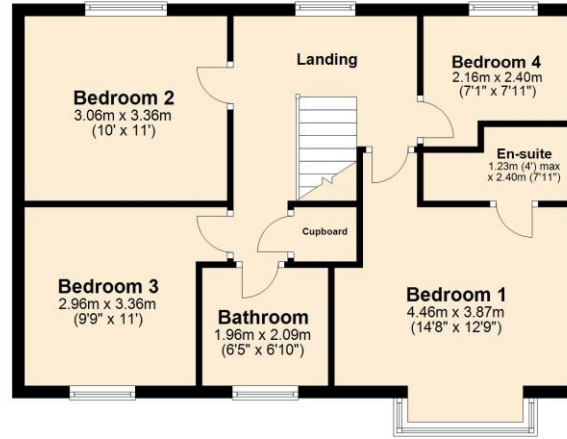
To view this property call Reside on **01706 356633**





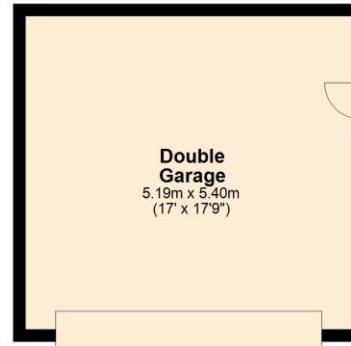
### First Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



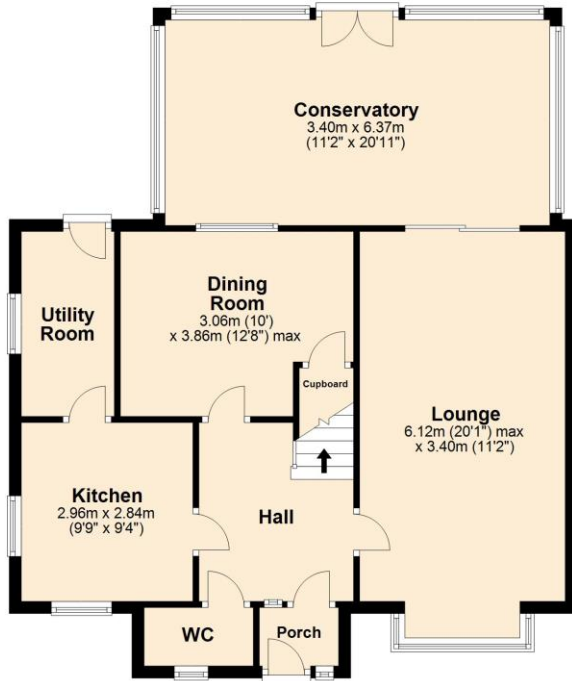
### Outbuildings

Approx. 28.0 sq. metres (301.5 sq. feet)



### Ground Floor

Approx. 81.4 sq. metres (876.4 sq. feet)



Total area: approx. 165.1 sq. metres (1777.2 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".