



20 Croydon Avenue Rochdale, OL11 2YQ

Ideal family home featuring 3 double bedrooms and large driveway. Internally the property presents excellent accommodation for the growing family with the large lounge with feature gas fireplace, which leads to the generous conservatory and the fitted kitchen with integrated appliances. To the first floor are the three double bedrooms, the separate shower room and w/c and the landing which allows access to the loft via pull down ladders offering ideal storage or possible conversion options (STPP) Externally the property boasts a double gated driveway suitable for 2 vehicles and a lovely lawned area to the front whilst the rear is a credit to the previous owner and displays well maintained planted areas set around the paved patio and the added water feature for a relaxing ambiance. The location is just a short walk to the local playground, crown green bowling and countryside walks, along with being conveniently situated for motorway access and local schools.

Double Driveway

3 double bedrooms

Separate shower room and w/c

Nearby park

Large Conservatory

Fitted kitchen

Convenient for motorway access

Large lounge

Offers Over £170,000

Entrance Hall 4' 8" x 5' 1" (1.41m x 1.54m)

Entrance hall with stairs to first floor accommodation and door to lounge.

Lounge 17' 11" x 11' 7" (5.46m x 3.52m)

Spacious lounge with feature gas fireplace and surround. Door to kitchen and sliding door to conservatory.

Conservatory 15' 9" x 9' 8" (4.79m x 2.94m)

Spacious conservatory with 2 electric storage heaters. French doors lead to the Garden.

Kitchen/Breakfast Room

Fitted kitchen with a range of integrated appliances including; Fridge freezer, eye level oven, hob and extractor fan. Plumbed for automatic washing machine or dishwasher. Storage / pantry with window which houses all meters. Laminate flooring. Breakfast bar.

Bedroom 1 9' 6" x 8' 7" (2.89m x 2.61m)

Double bedroom to the rear elevation.

Bedroom 2 9' 6" x 10' 5" (2.90m x 3.17m)

Double bedroom to the rear elevation

Bedroom 3 7' 9" x 8' 5" (2.35m x 2.57m)

Third double bedroom to the front elevation.

Shower Room 4' 9" x 7' 9" (1.45m x 2.37m)

Corner shower, pedestal wash hand basin. Airing cupboard with combi boiler. Tiled walls in white.

W/c 4' 10" x 2' 4" (1.47m x 0.71m)

Separate w/c with part tiled walls.

First Floor Landing 13' 9" x 2' 6" (4.20m x 0.75m)

With a window at one end, this light landing provides access to all first floor rooms and provides access to the large part boarded loft with pull down ladders.

Front garden

The imprinted concrete driveway has a gated access and can comfortably house 2 cars. Large garden to the side is well maintained with a hedge for privacy and decorative shrubbery. Access to the side and rear of the property via a wooden gate.

Rear Garden

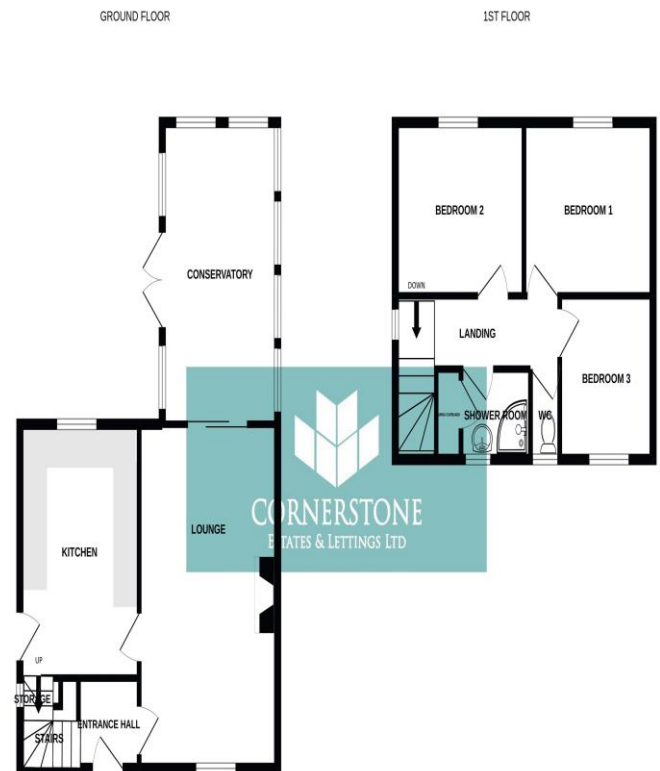
This much loved garden has a generous patio, stone wall with built in planters for plants and shrubs, and a lawned area to the rear. Privacy is granted by the trees and planted areas to the side and rear of the garden.

Tenure

We are advised this is freehold but confirmation should be sought from your solicitor.

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency capabilities.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		