



## **18 Sydney Barnes Close Rochdale, OL11 3DA**

Executive detached home with 3 double bedrooms and a fourth single bedroom. This beautiful home is ready to move into with no chain and briefly comprises; Entrance hall, stunning fitted breakfast kitchen with granite worktops and a plethora of integrated appliances, guest w/c, lounge and connecting dining room situated to the rear of the property which opens to the rear garden through the French doors. To the first floor is the family bathroom, the 3 double bedrooms and the 4th single bedroom. The master and second bedrooms both have the luxury of an ensuite bathroom. Externally this property has a driveway and self contained garden ideal for entertaining to the rear which is not overlooked. Situated in Castleton, this property would benefit commuters due to its close proximity to the train station and local motorway network.



**4 bedrooms**

**4 bathrooms**

**Superior fitted kitchen**

**2 Reception rooms**

**Driveway**

**Private rear garden**

**Close to Castleton Train Station**

**Fitted Master with En-suite**

**Offers in Excess of £300,000**

# 18 Sydney Barnes Close

## Rochdale, OL11 3DA

Offers in Excess of £300,000

**Entrance Hall** 12' 8" x 7' 3" (3.85m x 2.22m)  
Tile flooring. Stairs to first floor accommodation. Hive control system.

**Lounge** 13' 6" x 17' 9" (4.11m x 5.41m)  
Large lounge situated to the rear of the property with French doors leading to the garden. Luxury Vinyl Tile flooring. Open to the dining room.

**Dining Room** 17' 10" x 9' 5" (5.44m x 2.86m)  
Flowing from the lounge, this dining room is a bonus space and ideal for entertaining. French doors leading to the garden.

**Kitchen** 16' 7" x 10' 1" (5.05m x 3.07m)  
Beautiful gloss handle-less base and wall cabinets with white / grey granite worktops. integrated appliances include; eye level double oven, microwave, hob, extractor fan, fridge/ freezer, washing machine, tumble dryer and dishwasher. Space for a breakfast table by the bay window. Wonderfully finishes with plinth and task lighting and tile flooring.

**W/C** 5' 11" x 3' 4" (1.80m x 1.02m)  
Pedestal wash hand basin, low level W/C. Tile flooring.

**Master bedroom** 8' 8" x 13' 1" (2.65m x 4m)  
To the rear front elevation. Built in wardrobes and door to the en suite.

**Master Ensuite** 8' 8" x 4' 2" (2.64m x 1.28m)  
Single shower cubicle, pedestal wash hand basin, low level W/C. Tiled walls. Chrome heated towel rail.

**Bedroom 2** 10' 5" x 10' 1" (3.17m x 3.08m)  
To the rear elevation. Door to ensuite

**Bedroom 2 ensuite** 6' 1" x 7' 3" (1.85m x 2.22m)  
Generous size ensuite. Single shower cubicle, pedestal wash hand basin, low level W/C. Tiled walls.

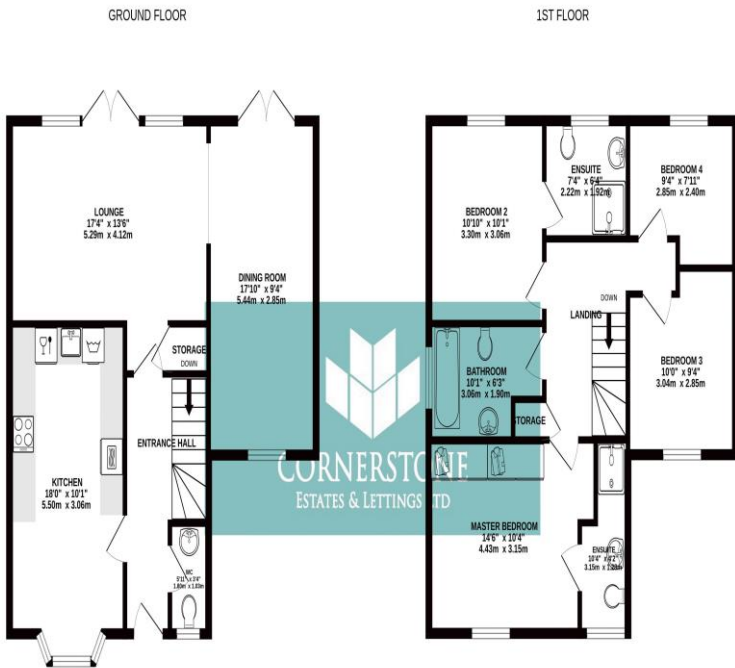
**Bedroom 3** 9' 11" x 9' 1" (3.01m x 2.78m)  
Third double bedroom to the front elevation.

**Bedroom 4** 7' 10" x 9' 5" (2.40m x 2.86m)  
To the rear elevation, currently being used as a study.

**Family Bathroom** 6' 4" x 10' 0" (1.93m x 3.06m)  
Three piece bathroom suite comprising; panel bath, pedestal wash hand basin, low level W/C.

**First Floor Landing**  
Landing opens to both sides giving a feeling of grand space. Boiler cupboard and access to the loft which is boarded for storage.

**Rear Garden**  
The private garden is accessed by the side gate and has a patio area with an artificial lawn and corner flower bed.



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