

37 Newbold Hall Drive | Rochdale



A STUNNING AND SPACIOUS 5 BEDROOMED FAMILY HOME



This relatively new property was built by Persimmon Homes and provides stunning and much improved accommodation on three levels, with superior quality fixtures and fittings throughout. The property is situated on an exceptional corner plot with gardens to front and rear, parking for numerous vehicles, and a double garage.

VIEWING COMES HIGHLY RECOMMENDED

ASKING PRICE : £249,950

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance HALL

Spindle staircase to first floor, porcelain tiled floor

CLOAKROOM

Low level wc, wash hand basin, porcelain tiled floor

Through LOUNGE - 6.2 x 3.4 metres (20'4" x 11'1")

A spacious, bright and warm family room with modern pebble effect fire, laminate floor, double glazed patio doors leading to rear garden area

Front DINING ROOM - 2.7 x 3.4 metres (8'10" x 11'1")

Laminate floor

Rear DINING KITCHEN - 4.6 x 4.3 metres (15'1" x 14'1")

1½ bowl stainless steel sink unit, range of quality wall and base units with complementary work surfaces, built in oven, hob and extractor hood, integrated dishwasher, spot lit ceiling, porcelain tiled floor, double glazed patio doors leading to rear garden area

UTILITY ROOM - 2.0 x 1.8 metres (6'6" x 5'10")

Single drainer stainless steel sink unit, plumbing for washing machine, porcelain tiled floor

First Floor

LANDING

MASTER BEDROOM - 4.3 x 3.4 metres (14'1" x 11'1") (to wardrobes)

A superb and spacious master bedroom with "his" and "hers" walk in wardrobes





En Suite SHOWER ROOM

Walk in shower cubicle, low level wc, wash hand basin, part tiled walls, spot lit ceiling, shaver point, porcelain tiled floor

BEDROOM TWO - 2.7 x 3.4 metres (8'10" x 11'1")

Built in wardrobe

BEDROOM THREE - 2.8 x 3.1 metres (9'2" x 10'2")

Built in cupboard

Family BATHROOM - 3.3 x 2.0 metres (10'9" x 6'6")

A stunning and spacious family bathroom with shower cubicle, low level wc, wash hand basin, panelled bath - modern matching suite in white, part tiled walls, porcelain tiled floor

Second Floor

LANDING

Large storage cupboard

BEDROOM FOUR - 5.1 x 3.4 metres (16'9" x 11'1")

Two walk in cupboards

Interconnecting En Suite SHOWER ROOM

Shower cubicle, low level wc, wash hand basin, porcelain tiled floor, Velux roof light

BEDROOM FIVE - 5.1 x 2.7 metres (16'8" x 8'10")

Walk in wardrobes

Externally

There is a front driveway providing off street parking for numerous vehicles, and leading to a large DOUBLE GARAGE, and there are well maintained gardens to both front and rear.

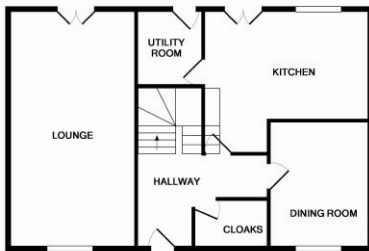


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

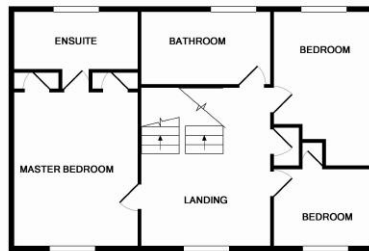
LOCATION

This superb family home is within 1 mile of Rochdale Town Centre with all the usual local amenities available nearby.

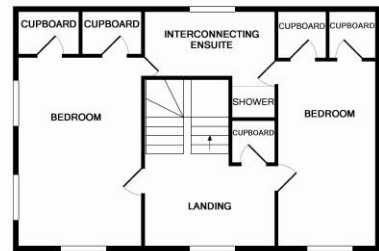
Proceed out of Rochdale along Milnrow Road before taking the third left turning after the railway bridge down Belfield Lane, and turn left into the new estate onto Newbold Hall Drive. The property can be found in a prominent position on the left hand side visible by our agency board.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given.
Made with Metropix 62008



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification