



Rochdale Road, Greetland, HX4 8HE
£240,000

E&H Edkins Holmes
ESTATE AGENTS

A rare opportunity to purchase a semi-detached bungalow with three/four bedrooms in Greetland. Benefiting from large windows making the property light and bright, a tinted glass roofed conservatory and en-suite to the master bedroom this will make a fantastic home for many different types of buyer.

The accommodation, in brief, comprises: Lounge, dining kitchen, inner hallway, conservatory, bathroom and study / bedroom four on the ground floor. On the first floor there is the master bedroom with en-suite along with two further bedrooms. Externally there is an enclosed decked garden to the front and a lawn and patio garden to the rear with single garage.



Lounge 12'9" x 17'1" (3.907 x 5.214)
Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 16'10" x 12'9" (5.134 x 3.900)
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Integrated fridge / freezer. Radiator. UPVC double glazed windows to front and side elevations.

Inner Hall
Stairs leading to first floor. Radiator.

Conservatory 12'7" x 12'2" (3.854 x 3.718)
UPVC constructed conservatory. Radiator.

Bathroom
Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Chrome towel radiator. UPVC double glazed window to rear elevation.

Study / Bedroom Four 9'7" x 9'9" (2.934 x 2.981)
Boiler. Radiator. UPVC double glazed window to rear elevation.

Landing
Stairs leading from inner hall. Loft access. Cupboard.

Bedroom One 13'4" max x 13'0" (4.077 max x 3.966)
Radiator. Two Velux windows. UPVC double glazed window to side elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan.

Bedroom Two 9'5" x 10'0" (2.872 x 3.052)
Skylight.

Bedroom Three 6'9" + recess x 17'2" (2.063 + recess x 5.233)
Radiator. UPVC double glazed window to front elevation.

Single Garage
Up and over doors.

Front Garden
Enclosed decking. Rockery.

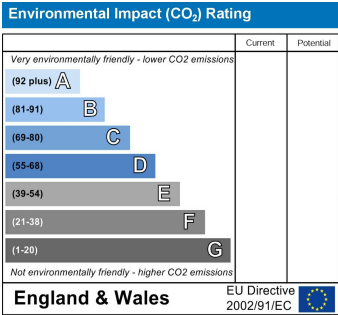
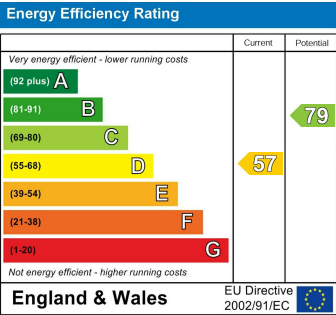
Rear Garden
Lawn and patio garden with mature planting.

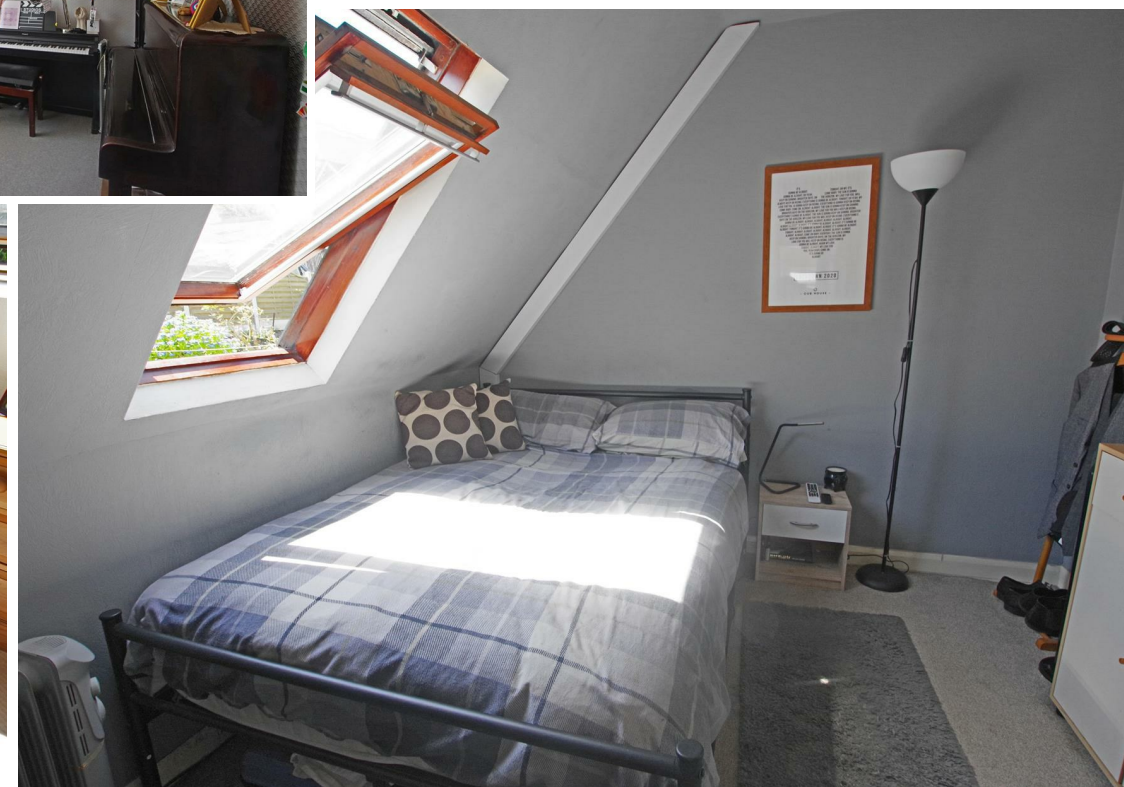
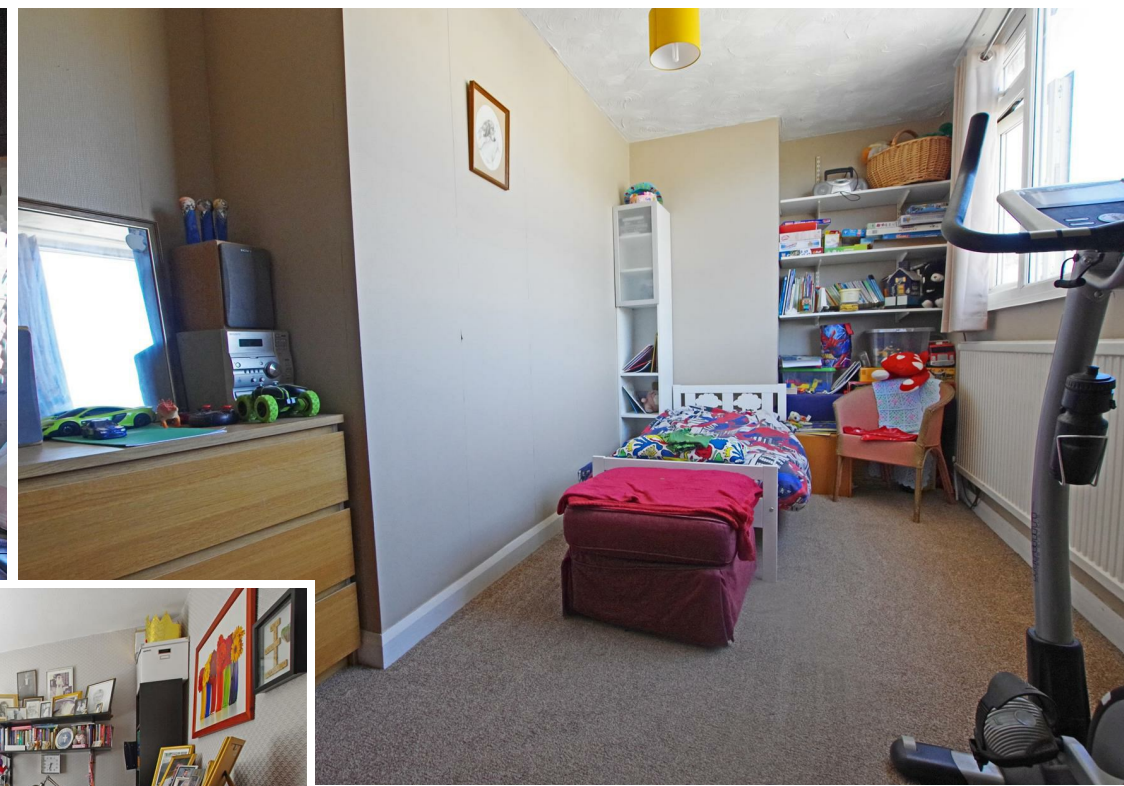
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
shaky.storm.loud

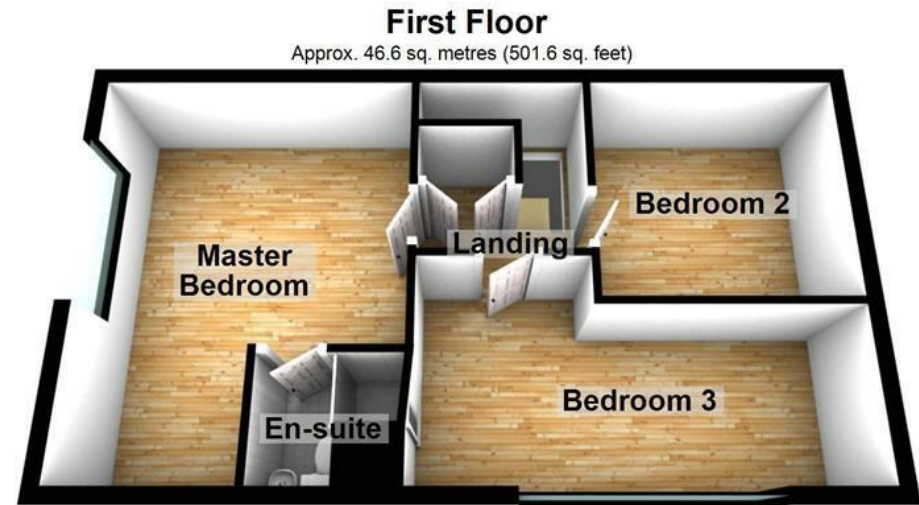
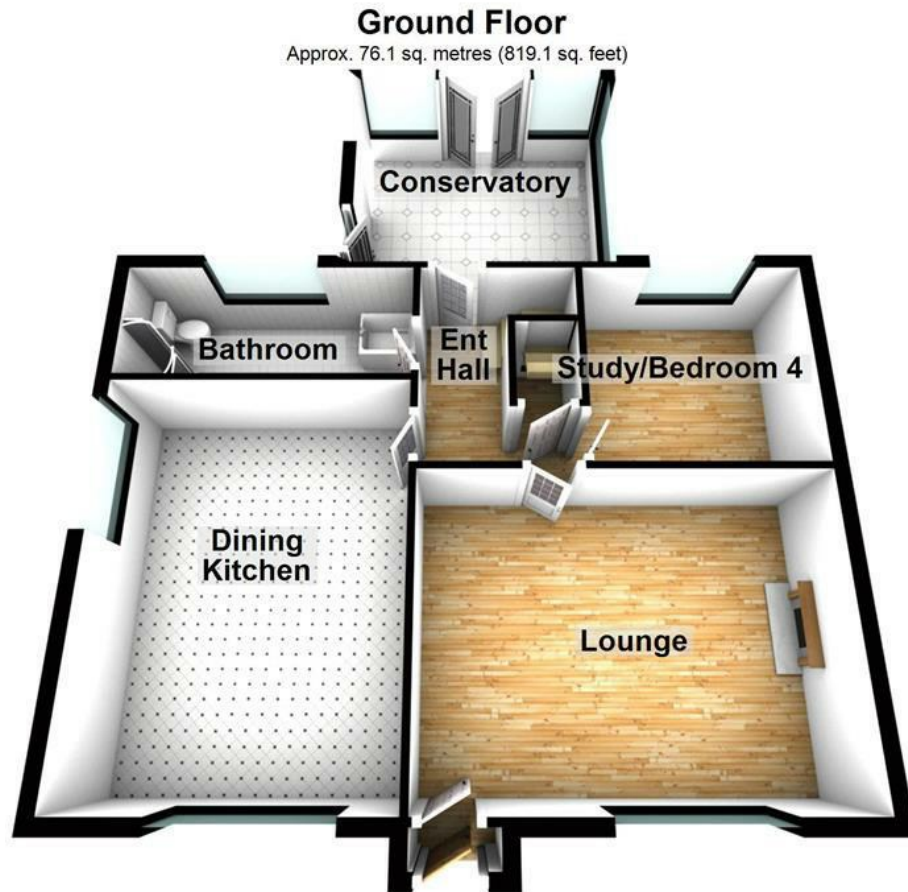
Council Tax Band
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Total area: approx. 122.7 sq. metres (1320.7 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.