

Alexanders

Rochdale Crescent

Coolville



Rochdale Crescent

Coalville

- Well presented three Bedroom family home
- Over 1000 square feet of space
- Light cosy living room
- Large kitchen / diner
- Three sizeable bedrooms
- Patio area leading to lawn
- Single garage and off road parking
- EPC Rating D / Council Tax Band B / Freehold

General Description

Set behind a mature, hedge-lined frontage, the property enjoys a generous and private plot that offers immense potential. Whether you're seeking a move-in ready home with scope to personalise or looking for a project to fully modernise, this property presents a truly brilliant canvas for transformation.

Accommodation Overview

On approach, the front aspect features formal off-road parking provided by a block-paved driveway, with a gated entrance leading into a secluded front garden. Stepping inside, the ground floor offers a practical and family oriented layout. A bright and airy family lounge is positioned at the rear, enjoying views over, and access to the garden, while a good sized kitchen / diner sits adjacent, providing ample space for cooking, dining, and everyday living. Additional ground floor features include a convenient guest cloakroom accessed from the hallway and a spacious integral garage, which offers further storage or conversion potential (subject to relevant consents).

Upstairs, the home offers three well proportioned bedrooms, each providing comfortable accommodation for family members or guests. These are serviced by a neatly presented family bathroom complete with a traditional three piece suite.



External

Outside, the rear garden is a standout feature of the property, boasting an attractive combination of paved patios, slabbed pathways, well-maintained lawns, and mature shrubbery that outlines the borders, creating both charm and privacy. It's an ideal space for relaxing, entertaining, or family play.

Location

The location further enhances the appeal of this home, being ideally placed for a range of local amenities. Within easy reach are well regarded schools, excellent commuter links, nearby nature parks, and a variety of shopping facilities, making this an ideal choice for families and professionals alike.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



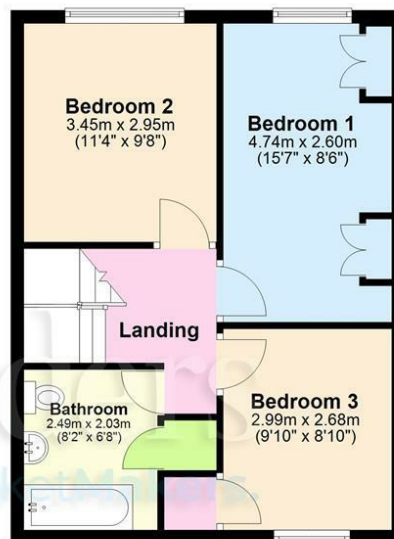
Ground Floor

Approx. 56.9 sq. metres (612.0 sq. feet)

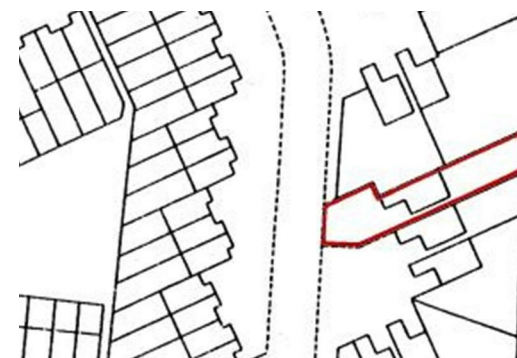


First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 101.6 sq. metres (1093.9 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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