



30 Haugh Lane, Newhey, Rochdale, OL16 3RB
Offers in excess of £280,000

GROUND FLOOR

Entrance Hall

High quality wood effect laminate flooring with access through to the study, bathroom and kitchen/diner

Lounge 16'7" x 11'1" (5.08m x 3.40m)

Carpet flooring with wood burner

Kitchen/diner 20'4" x 9'3" (6.20m x 2.82m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and window to the side. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher, washing machine and fridge-freezer

Office space/Inner Hall 10'3" x 8'3" (3.13m x 2.54m)

Carpet flooring with staircase leading to the first floor

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath, heated towel rail and wall mounted unit

FIRST FLOOR

Landing

Carpet flooring with access to all bedrooms and WC/cloaks

Bedroom 12'2" x 9'10" (3.72m x 3.00m)

Carpet flooring with a window to the rear aspect and wood panel walls

Bedroom 10'5" x 9'6" (3.19m x 2.92m)

Carpet flooring with window to the front elevation

Bedroom 11'2" x 8'0" (3.41m x 2.45m)

Window to the rear elevation and wood panel walls

WC/cloaks

2 piece bathroom suite in white, radiator and window to the side elevation

EXTERNAL

Private and well presented rear garden enclosed by panel fencing and hedging, with laid to lawn and patio area. Double tandem driveway to the front/side of the property with gated access to the rear garden.