



22

Downley Close

Norden Rochdale OL12 7GJ

£189,950

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## 22 Downley Close

Norden Rochdale

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- 3 bed detached
- Corner plot
- Good sized rear garden
- Single garage & parking for 3
- Conservatory





A DELIGHTFUL 3 bedroom DETACHED property situated at the head of a small CUL-DE-SAC on the popular CALDELSHAW DEVELOPMENT within walking distance of several EXCELLENT PRIMARY SCHOOLS. This GENEROUS CORNER PLOT offers ample off road parking for 3 vehicles as well as a GARAGE and gardens to the front and rear.

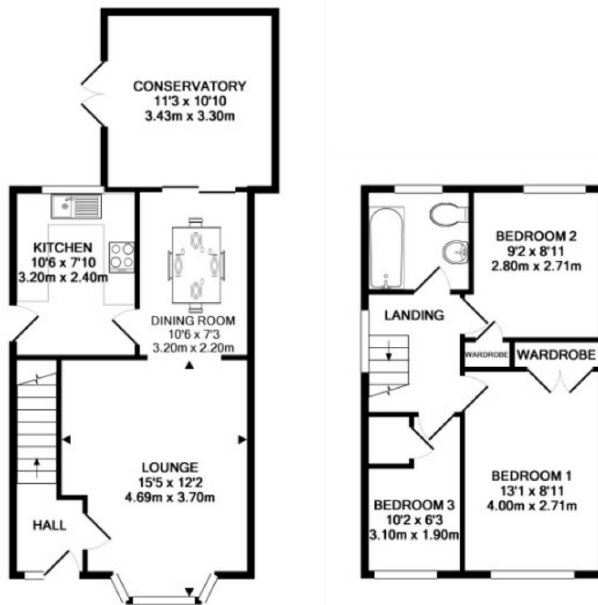
The accommodation comprises an ENTRANCE HALLWAY with stairs leading to the first floor, LOUNGE, DINING ROOM with CONSERVATORY off and modern KITCHEN with a range of comprehensive fitted wall and base units, 4 ring gas hob with extractor fan over, built under oven. At the first floor there are 2 DOUBLE BEDROOMS and 1 SINGLE BEDROOM along with a FAMILY BATHROOM.

Viewing is recommended to appreciate this modern family home occupying a prominent position on this much sought after development.

We understand to be FREEHOLD (to be confirmed by solicitor's) ALL MAINS SERVICES ARE CONNECTED. The property is heated via GAS CENTRAL HEATING. There are UPVC DOUBLE GLAZED WINDOWS throughout the property. COUNCIL TAX BAND 'C'. EPC RATING D.

PLEASE NOTE THAT SOME OF THE PHOTOGRAPHS WERE TAKEN PRIOR TO THE PROPERTY BEING RENTED OUT.





1ST FLOOR



GROUND 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.  
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