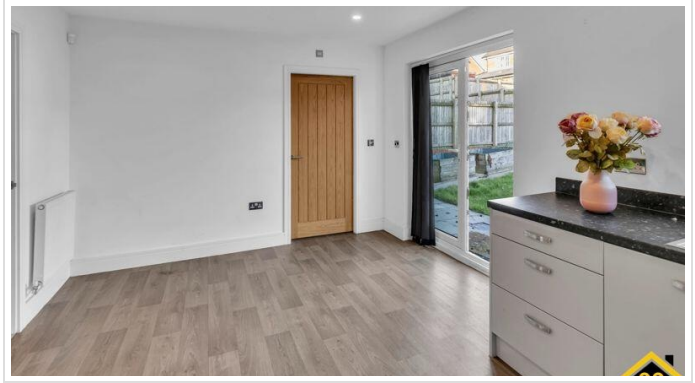


4 Bed Detached In Tarnside Close , Rochdale, OL16 2QD

£1,600 Monthly





SHORT DESCRIPTION

Well maintained four-bedroom EXECUTIVE DETACHED property is situated in a prominent position on a peaceful cul-de-sac close affording easy access to all local shops schools and amenities and is only a short distance from the local train station with excellent links to both Leeds and Manchester. Andrew Kelly and Associates are delighted to offer this Modern Detached Family Home with spacious accommodation perfectly suited to a growing family looking to upsize. The property comprises briefly of; a welcoming entrance hallway with staircase to the first floor and doors leading to a large spacious reception room, a modern fitted kitchen/diner finished with high gloss units and integral appliances and patio doors to the rear garden, a utility room fitted with matching high gloss units and built-in white goods with entrance to the guest W/C and exit to the rear garden. To the first floor, four bedrooms- one of which has en suite facilities and a separate family bathroom. Externally this executive home benefits from a fantastic enclosed rear garden space with an Indian stone patio and a well-maintained lawn with well stocked borders. To the front there is a lawned garden with a driveway leading to the single garage and fantastic open aspect views across open countryside. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE THE LOCATION AND PRESENTATION. Entrance Hallway Front facing UPVC double glazed Composite door, staircase leading to the first floor, radiator. Lounge 17' 7" x 9' 11" (5.36m x 3.02m) Front facing UPVC double glazed window, tv & aerial points, feature electric fire and surround, radiator. Kitchen Diner 10' 10" x 15' 11" (3.30m x 4.85m) Rear facing UPVC double glazed window and patio doors, a comprehensive range of high gloss, fitted wall and base units with laminate worktops and up stands, single drainer sink unit, 4 ring electric hob with extractor hood over, double electric oven and grill, integrated dishwasher, integrated fridge freezer, laminate floor covering, under stairs storage cupboard, radiator. Utility Room 6' 10" x 6' 0" (2.08m x 1.83m) Rear facing UPVC double glazed door, high gloss fitted wall and base units with laminate worktops and up stands, single drainer sink unit, plumbing for automatic washer, wall mounted central heating boiler, laminate floor covering, radiator. Guest WC WC, wash hand basin with vanity unit, laminate floor covering, radiator. First Floor Landing Built in storage, loft access with drop down ladder, radiator. Bedroom One 14' 11" x 13' 1" (4.54m x 3.98m) Front facing UPVC double glazed window, radiator. En-Suite Shower Room WC, wash hand basin, shower cubicle, part tiled walls, laminate floor covering, radiator. Bedroom Two 15' 2" x 8' 10" (4.62m x 2.69m) Front facing UPVC double glazed window, radiator. Bedroom Three 11' 10" x 8' 8" (3.60m x 2.64m) Rear facing UPVC double glazed window, radiator. Bedroom Four 10' 3" x 6' 5" (3.12m x 1.95m) Rear facing UPVC double glazed window, radiator. Family Bathroom 6' 4" x 6' 7" (1.93m x 2.01m) Rear facing UPVC double glazed window, wc, wash hand basin, bath with shower over and screen, part tiled walls, tiled floor, radiator. Externally Externally this executive home benefits from a fantastic enclosed rear garden space with an Indian stone patio and a well-maintained lawn with well stocked borders. To the front there is a lawned garden with a driveway leading to the single garage and fantastic open aspect views across open countryside. Information Property Type: Detached Full Renting price: £1600.00 Pricing Options: Fixed Price Tenure: Leasehold for the remainder of Ground Rent of £250.00 per annum. All Mains Services are Connected Council tax band:D EPC rating: C Measurement: 1216.322 sq.ft. Outside Space: Rear Garden Parking: Private Heating Type: Gas Central Heating -----

4

Bed Room(s)

2

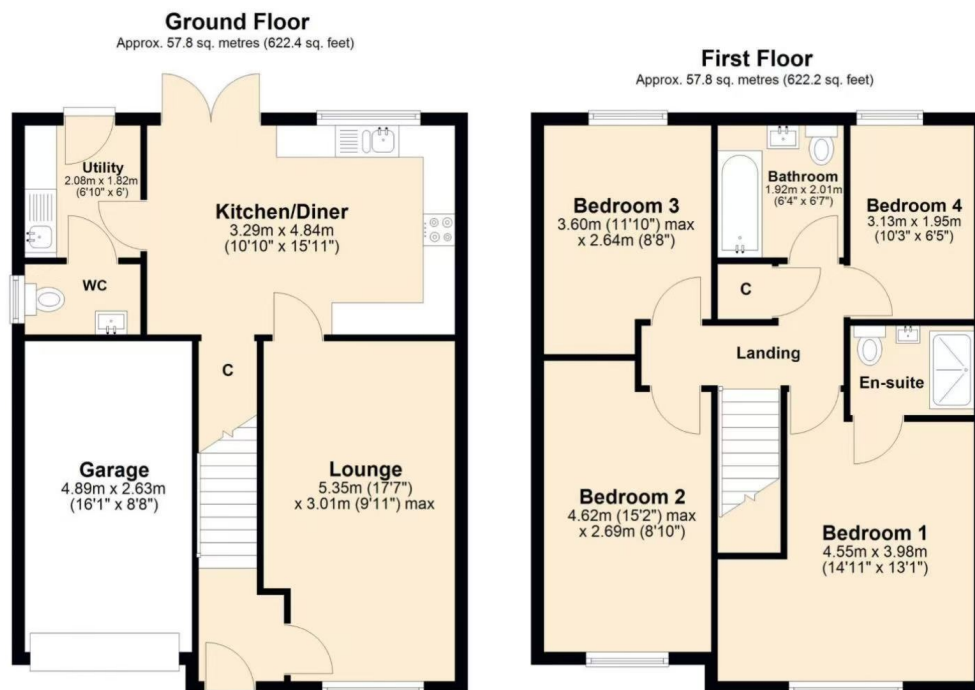
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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