



76 Rossendale Road
Heald Green

Offers Over £575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Fully renovated 5-bed semi-detached bungalow with luxury finishes, open-plan living, 4 bathrooms, office, loft suite, large driveway, no chain, and prime location near schools and amenities.

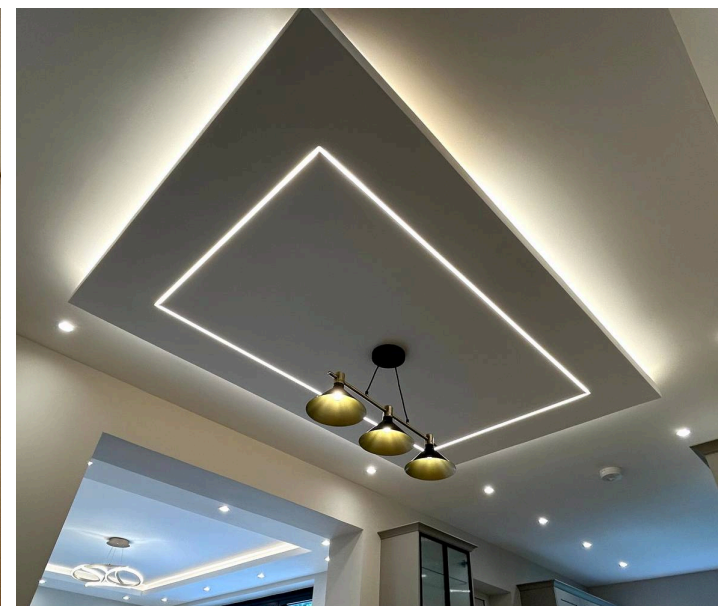
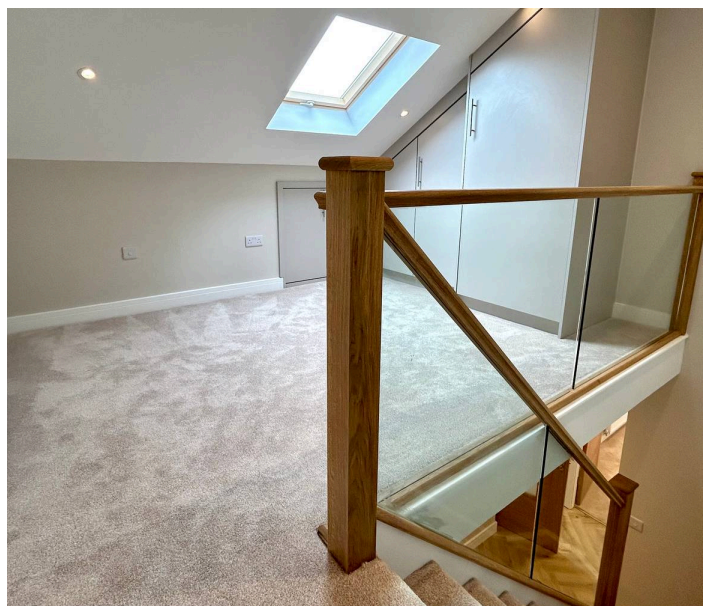
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fully renovated and extended semi-detached bungalow.
- Superb dormer loft conversion with en-suite bedrooms & dressing area.
- Five bedrooms + Office space
- Three hi spec luxury en-suite shower rooms.
- Additional family bathroom with high spec fixtures and fittings.
- Brand new fitted kitchen with integrated appliances.
- Bi-folding doors to the large rear garden.
- Brand new electrics, consumer unit, plumbing and boiler.
- Brand new double glazing & brand new roof.
- Large driveway providing parking for at least four cars.



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This exceptional five-bedroom semi-detached bungalow has been fully renovated and thoughtfully extended to the rear to provide contemporary luxury living across an impressive footprint.

Step inside to discover a welcoming entrance hall that leads to a spacious and light-filled open-plan living area, where a brand new fitted kitchen takes centre stage with integrated appliances, sleek cabinetry, and elegant worktops, seamlessly connecting to the dining and lounge zones.

Bi-folding doors create a striking feature, drawing in natural light and offering a seamless transition to the rear aspect.

The ground floor accommodates three generously sized bedrooms, each designed with flexibility in mind, ideal for family living or guest accommodation, and complemented by a separate office space perfect for remote working or study.

The property boasts three high specification en-suite shower rooms, each finished with contemporary tiling, quality fixtures, and rainfall showers, while an additional family bathroom showcases equally luxurious fittings for added convenience.





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Upstairs, the superb dormer loft conversion is a true highlight, offering two well-proportioned bedrooms, large landing/dressing area, and a stylish en-suite, creating a perfect sanctuary for relaxation.

Every detail has been considered, from brand new electrics, consumer unit, plumbing, and boiler, to newly installed double glazing and a fully replaced roof, ensuring peace of mind and long-term comfort.

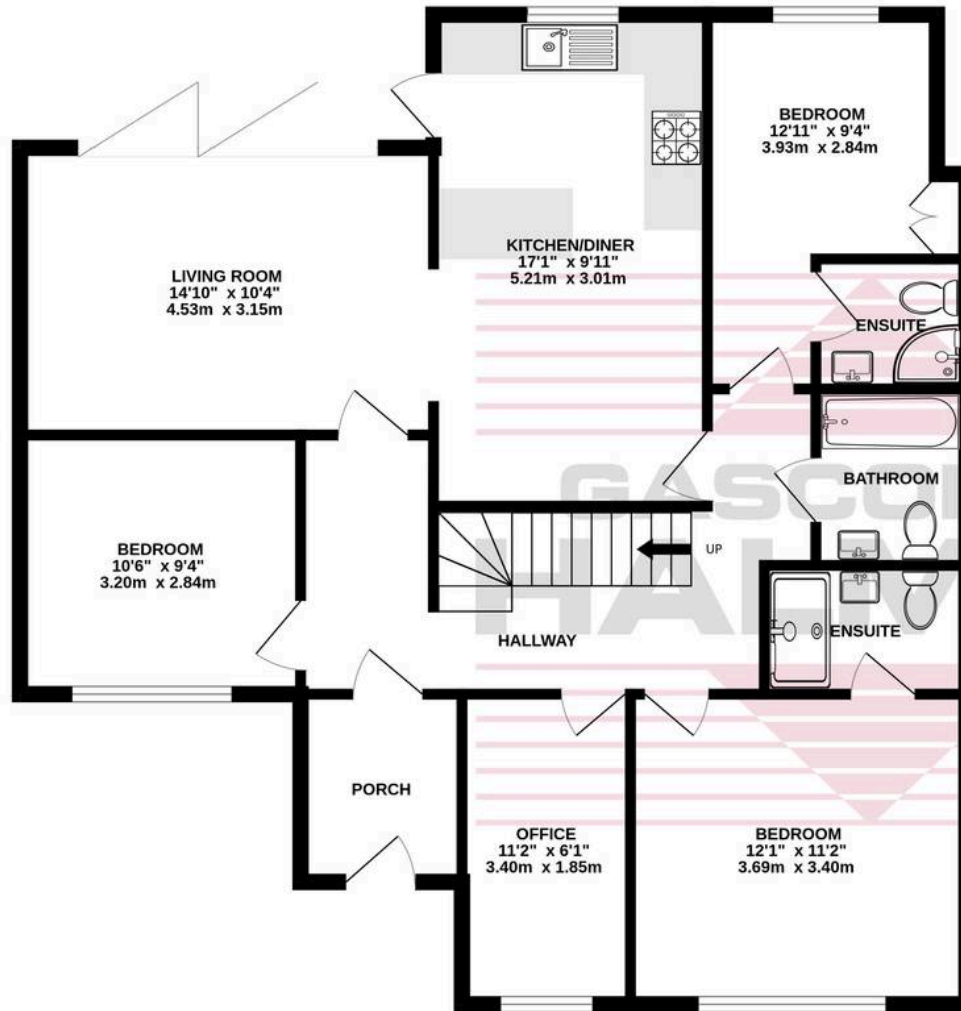
The property's practical features include ample storage throughout and a large driveway providing secure parking for at least four cars, ideal for families and visitors alike.

Set on a prominent corner plot, this home is presented with no vendor chain, allowing for a smooth and swift purchase process.

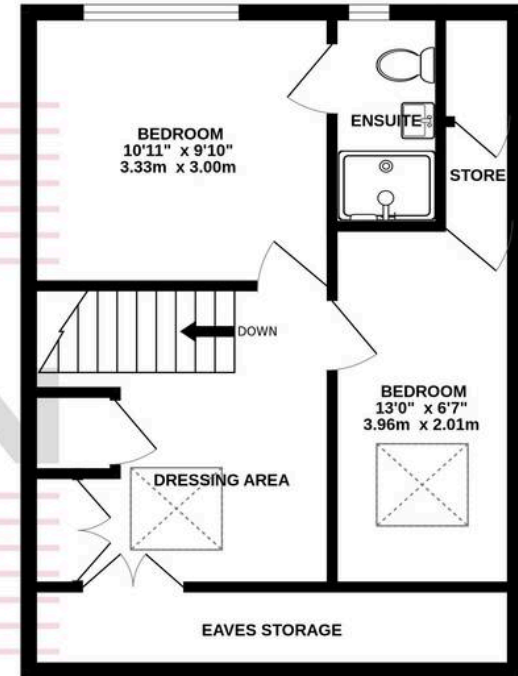
Located within easy reach of highly regarded local schools, a range of every-day amenities, and excellent transport links, this outstanding bungalow offers the perfect blend of modern style, versatile living space, and a prime location, making it a superb choice for those seeking a move-in-ready family home.



GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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