

**Gilbrook Way, Rochdale, OL16 4RT**  
**Offers Over £475,000**  
**Council Tax Band: E**



This modern 4-bedroom detached home offers spacious, stylish, and versatile living, perfect for families seeking comfort and contemporary design. The interior features a bright lounge with sleek finishes, while each bedroom provides a clean and relaxing atmosphere. Externally, the generous rear garden and private driveway add practicality and appeal. Located in the desirable OL16 area of Rochdale, the property offers convenient access to schools, shops, and transport links.

**Property Highlights:**

- Modern detached family home
- Four well-sized, stylish bedrooms
- Bright lounge with tiled flooring, spotlights, and contemporary décor
- Generous rear garden ideal for landscaping or outdoor entertaining
- Private driveway with gated access
- Popular and well-connected Rochdale (OL16) location



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	