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868 Rochdale Road, Middleton



- Very Well Presented FOUR Bed Terraced Over Three Storeys
 - Gas Central Heated / uPVC Double Glazed
- Lounge / Separate Dining Room With Open Plan To Kitchen
 - Two First Floor Bedrooms And Three-Piece Bathroom
 - Two Second Floor Bedrooms
 - Walled Front Garden And Block Paved Rear Garden

Offers In Excess Of £199,995

Very well presented FOUR bed terraced over three storeys. This super property briefly comprises of gas central heating, uPVC double glazed windows, lounge, dining room with open access to the kitchen at the rear. The first floor affords two bedrooms, a three-piece bathroom and a fixed staircase rising to the second floor which houses two further generously proportioned bedrooms. Externally to the front is a walled front garden and to the rear an enclosed block paved rear garden. Situated in a sought after position in Castleton, with easy access to local shops and facilities, transport links and the M60 motorway network.

The property is Leasehold (999 Years) however the current owners have applied to purchase the Freehold which is currently being processed.

GROUND FLOOR

VESTIBULE

Vestibule entrance with tiled flooring. Access to ...

LOUNGE

4.365m x 4.03m (14'3" x 13'2")

Front aspect with living flame gas fire set within feature surround, T.V point, picture rail, coved ceiling, carpet flooring and radiator. Access to dining room.



DINING ROOM

4.44m x 3.65m (14'6" x 11'11")

Rear aspect with feature wood burning stove set on tiled hearth, "Karndean" wooden flooring, open plan to staircase rising to the first floor, under-stair storage, radiator and double doors leading to the rear paved garden. Open plan to kitchen.



KITCHEN

2.90m x 2.09m (9'6" x 6'10")

Rear aspect with a range of wall and base units incorporating one and a half bowl resin sink, electric cooker point, space and plumbing for an automatic washing machine, tiled flooring and vaulted ceiling with sky light window.

FIRST FLOOR

BEDROOM 1

4.30m x 3.14m (14'1" x 10'3")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.41m x 2.33m (11'2" x 7'7")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.



SECOND FLOOR

BEDROOM 3

4.05m x 3.77m (13'3" x 12'4")

Front aspect with sky-light window, carpet flooring and radiator.



BEDROOM 4

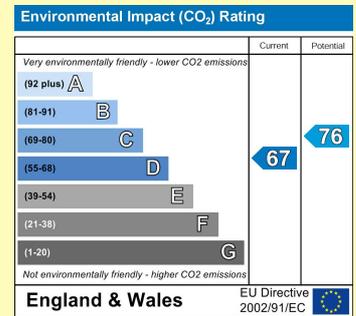
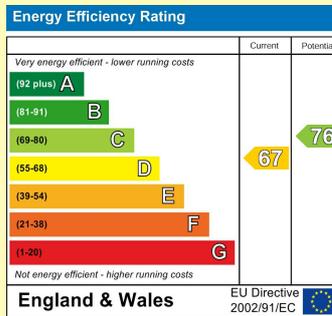
3.82m x 3.41m (12'6" x 11'2")

Rear aspect with fitted cupboard, sky-light window, carpet flooring and radiator.



OUTSIDE

Externally to the front is a walled front garden and to the rear an enclosed block paved rear garden.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**



FOUR BED MID TERRACED
 TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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