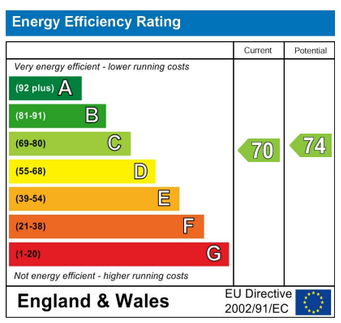






King Street South, Rochdale, OL11 3TR

Offers In Excess Of £350,000

A STUNNING FIVE BEDROOM END OF TERRACE PROPERTY

Located in the desirable area of King Street South, Rochdale, this impressive end-terrace house offers a perfect blend of modern living and spacious comfort. With five well-appointed bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two generous reception rooms, each adorned with luxurious decor that creates an inviting atmosphere. The modern kitchen dining room is a highlight, providing a stylish and functional space for family meals and entertaining guests. Additionally, a separate utility area enhances convenience, making daily chores a breeze.

The property boasts two bathrooms, including a deceptively spacious downstairs shower room, ensuring that morning routines run smoothly for everyone. The first floor features three double bedrooms, complemented by a contemporary shower room, while the second floor offers two more bedrooms, perfect for children, guests, or even a home office.

One of the standout features of this home is the large and versatile basement, which presents endless possibilities for use as a playroom, gym, or additional storage space. Outside, the front and rear yards provide outdoor areas for relaxation and play, making it a great family home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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King Street South, Rochdale, OL11 3TR

Offers In Excess Of £350,000

5 2 2 C

- End Terraced Property
- Two Bathrooms
- On Street Parking
- EPC Rating: C
- Five Bedrooms (With Potential To Convert To Six)
- Fitted Kitchen
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: C

Ground Floor

Vestibule
4'4 x 4'1 (1.32m x 1.24m)

UPVC double glazed frosted entrance door, coving, tiled floor and door to hall.

Hall
25'3 x x6'7 (7.70m x x2.01m)

Two upright central heating radiators, coving, quartz tiled floor, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One
15'6 x 13'7 (4.72m x 4.14m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, TV point and solid wood effect flooring.

Reception Room Two
16'6 x 11'7 (5.03m x 3.53m)

UPVC double glazed window, coving, wall mounted electric fire, TV point and solid wood effect flooring.

Kitchen
16'2 x 14'11 (4.93m x 4.55m)

UPVC double glazed window, upright central heating radiator, wood panel wall and base units, granite worktops, inset stainless steel sink with high spout mixer tap and draining ridges, Rangemaster oven and five burner gas hob, extractor hood, tiled splash back, integrated dishwasher, under unit spotlights, TV point, tiled floor, door to stairs for lower ground floor and door to utility room.

Utility Room
9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed frosted window, central heating radiator, spotlights, plumbing for washing machine, space for fridge freezer, PVC panel ceiling, tiled floor, door to shower room and UPVC frosted door to rear.

Shower Room
12'3 x 3'2 (3.73m x 0.97m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in enclosure, extractor fan, tiled elevation and tiled floor.

Lower Ground Floor

Cellar
15'9 x 14'10 (4.80m x 4.52m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to storage.

First Floor

Landing
28'6 x 6'4 (8.69m x 1.93m)

Velux window, upright central heating radiator, stairs to second floor and doors to three bedrooms and shower room.

Bedroom One
15'3 x 14'7 (4.65m x 4.45m)

Two UPVC double glazed window, central heating radiator, upright central heating radiator, coving, fitted wardrobes and wood effect flooring.

Bedroom Two
15'10 x 11'7 (4.83m x 3.53m)

UPVC double glazed window, upright central heating radiator, coving, fitted wardrobes and wood effect flooring.

Bedroom Three
14'5 x 11'9 (4.39m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Shower Room
10'3 x 5'10 (3.12m x 1.78m)

UPVC double glazed frosted window, central heating radiator, coving, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in enclosure, PVC panel ceiling, tiled elevation and tiled floor.

Second Floor

Landing
18'11 x 5'4 (5.77m x 1.63m)

Eaves storage and doors to two bedrooms.

Bedroom Four
14'8 x 12'9 (4.47m x 3.89m)

Two UPVC double glazed windows, fitted wardrobes and wood effect flooring.

Bedroom Five
12'7 x 5'10 (3.84m x 1.78m)

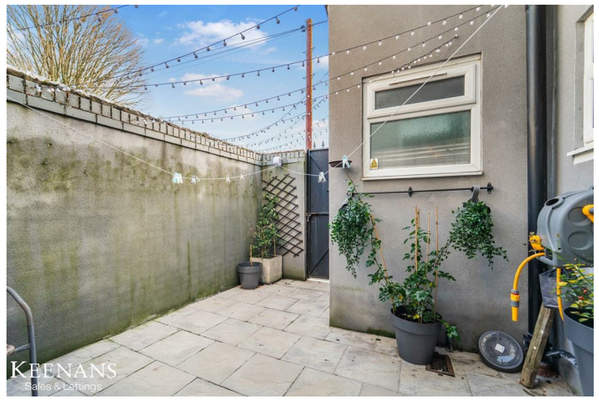
Velux window, central heating radiator, fitted wardrobes and wood effect flooring.

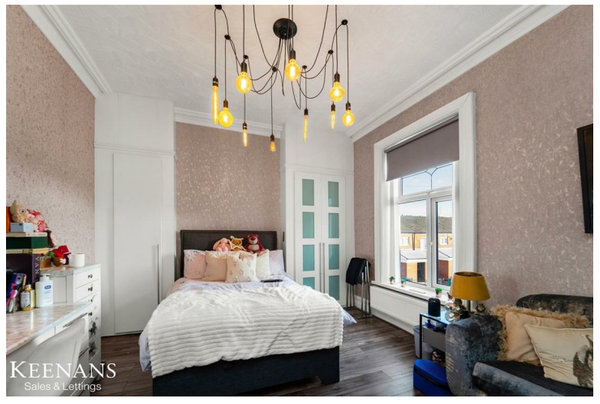
External

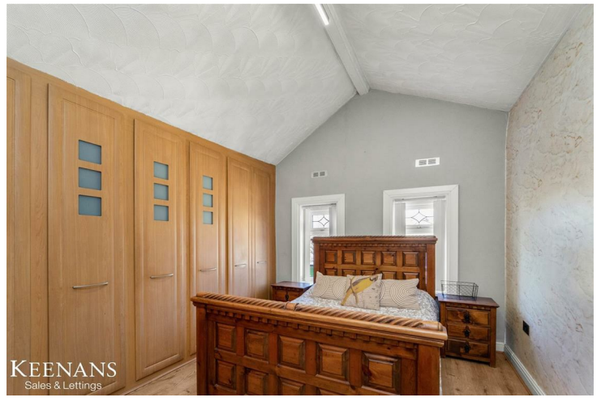
Front
Enclosed block paved courtyard.

Rear
Enclosed yard with gated access to rear.





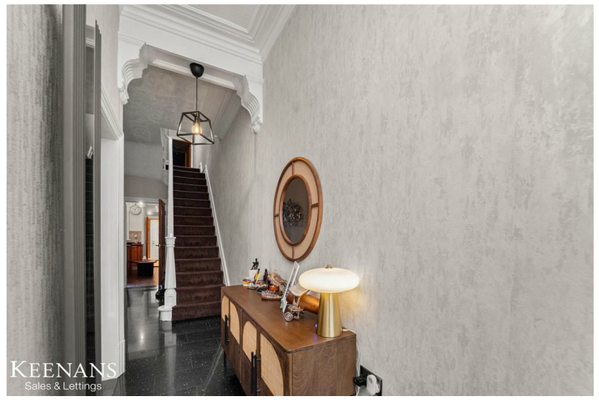












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