



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  | <b>62</b> | <b>83</b> |
| (81-91) <b>B</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                                         |           |           |
| England and Wales                                                                   |           |           |
| EU Directive 2002/91/EC                                                             |           |           |
|  |           |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rochdale Road, Middleton, M24 2GH

### Offers Over £325,000

A SHOWHOME STANDARD FOUR-BEDROOM FAMILY HOME

Nestled on Rochdale Road in the charming area of Middleton, Manchester, this stunning terraced house is a true gem. With its elegant bay-fronted façade, this beautifully presented four-bedroom home spans three floors, offering ample space for families or those seeking a comfortable living environment.

Upon entering, you are greeted by a warm and welcoming atmosphere, enhanced by stylish interior decor that creates an inviting ambience throughout. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the gorgeous kitchen, which has been recently fitted with modern appliances and tasteful finishes, making it a delightful space for culinary enthusiasts.

The property features four well-proportioned bedrooms, plus a spacious attic room that currently serves as an additional bedroom, providing flexibility for various living arrangements. The recently renovated bathroom suite is equally impressive, showcasing contemporary design and functionality.

This home has been meticulously updated, with new windows, guttering, and pointing, ensuring that it is not only aesthetically pleasing but also practical and energy-efficient. With all these enhancements, you can move straight in without the need for further renovations.

# Rochdale Road, Middleton, M24 2GH

## Offers Over £325,000

 4  1  2  D

- Exquisite Mid Terrace Property
- Stunning Kitchen
- Enclosed Yard to Rear
- EPC Rating D
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Move-in Ready
- Council Tax Band C

### Ground Floor

#### Entrance Hall

28'8 x 4'10 (8.74m x 1.47m)  
Composite double glazed frosted front door, central heating radiator, partial wood panelled elevations, solid wood flooring, doors leading to two reception rooms, WC, kitchen and stairs to first floor.

#### Reception Room One

17'8 x 12'6 (5.38m x 3.81m )  
UPVC double glazed bay window, central heating radiator, cornice coving to the ceiling, ceiling rose, television point and solid wood flooring.

#### Reception Room Two

16'0 x 11'6 (4.88m x 3.51m )  
UPVC double glazed window, central heating radiator, coving to the ceiling, partial wood panelled elevations, solid wood flooring and open access to kitchen.

#### WC

5'3 x 1'11 (1.60m x 0.58m)  
Dual flush plate WC, vanity top wash basin with mixer tap, partial wood panelled elevations and solid wood flooring.

#### Kitchen

16'10 x 10'10 (5.13m x 3.30m)  
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, two self-cleaning ovens in high rise units, five ring gas hob, extractor hood, glass splashback, one and a half bowl composite sink with draining board and mixer tap, integrated dishwasher, washing machine and two fridges, central island with breakfast bar, enclosed combination boiler, coving to the ceiling, solid wood flooring and composite double glazed door to the rear.

### First Floor

#### Landing

Loft access, smoke alarm, spotlights, doors leading to four bedrooms, family bathroom, and stairs leading to second floor.

#### Bedroom One

13'11 x 11'5 (4.24m x 3.48m)  
UPVC double glazed window, central heating radiator and coving to the ceiling.

#### Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)  
UPVC double glazed window, central heating radiator, coving to the ceiling and solid wood flooring.

#### Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)  
UPVC double glazed window, central heating radiator, coving to the ceiling and solid wood flooring.

#### Bedroom Four

10'6 x 7'9 (3.20m x 2.36m)  
UPVC double glazed window, central heating radiator, spotlights and solid wood flooring.

#### Bathroom

10'9 x 5'5 (3.28m x 1.65m)  
UPVC double glazed frosted window, central heating towel rail, dual flush plate WC, vanity top wash basin with mixer tap, partial free standing double oval bath with mixer tap, walk-in direct feed rainfall shower with rinse head, partial PVC panelled elevations, partial tiled elevations, spotlights, extractor fan and tiled flooring.

### Second Floor

#### Attic Room

15'9 x 15'3 (4.80m x 4.65m)  
Two Velux windows and electric radiator.

#### Exterior

#### Rear

Fully enclosed paved yard.

#### Front

Gated entrance, paving, gravel chipped bedding areas and an Acer tree.



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