



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Churchill Street, Rochdale, OL12 7DL

£239,995

EXCEPTIONAL THREE BEDROOM END TERRACE HOME

Welcome to this charming end-terrace house located at 146 Churchill Street, Rochdale. This delightful property offers a perfect blend of comfort and style, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the gorgeous kitchen dining room, which overlooks the rear yard, allowing for a lovely view while you enjoy your meals. This space is designed for both functionality and aesthetics, making it a wonderful area for family gatherings or casual dining.

The property boasts three well-proportioned double bedrooms, ensuring ample space for everyone. Each bedroom is designed to provide comfort and privacy, making it easy to unwind after a long day. The well-appointed bathroom complements the bedrooms, offering a modern and convenient space for your daily routines.

Additionally, the house features off-road parking, a valuable asset in this area, providing ease and security for your vehicle. The rear yard offers potential for outdoor enjoyment, whether it be

# Churchill Street, Rochdale, OL12 7DL

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- Exceptional End Terrace Property
- Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

4'3 x 2'9 (1.30m x 0.84m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

### Reception Room

13'9 x 12'9 (4.19m x 3.89m)

UPVC double glazed leaded window, central heating radiator, two feature wall lights, feature fireplace, wood effect laminate flooring and door to kitchen/dining area.

### Kitchen/Dining Area

26'11 x 17'11 (8.20m x 5.46m)

Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with wood effect work surfaces and upstands, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated range cooker with five ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, plumbing for washing machine, spotlights, pendant lighting, tiled flooring, door to WC and UPVC double glazed French doors to rear.

### WC

4'3 x 2'9 (1.30m x 0.84m)

Dual flush WC, wall mounted wash basin with mixer tap, spotlights and tiled flooring.

## First Floor

### Landing

7'10 x 2'10 (2.39m x 0.86m)

Loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed leaded window, central heating radiator, spotlights, over stairs storage and wood effect laminate flooring.

### Bedroom Two

17'2 x 8'5 (5.23m x 2.57m)

UPVC double glazed window, two central heating radiators and wood effect laminate flooring.

### Bedroom Three

10'4 x 9'11 (3.15m x 3.02m)

UPVC double glazed window, central heating radiator, wall mounted boiler and wood effect laminate flooring.

### Bathroom

6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap and overhead direct feed shower, spotlights, tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed paved garden with decking and bedding.

#### Front

Concrete imprinted driveway.



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