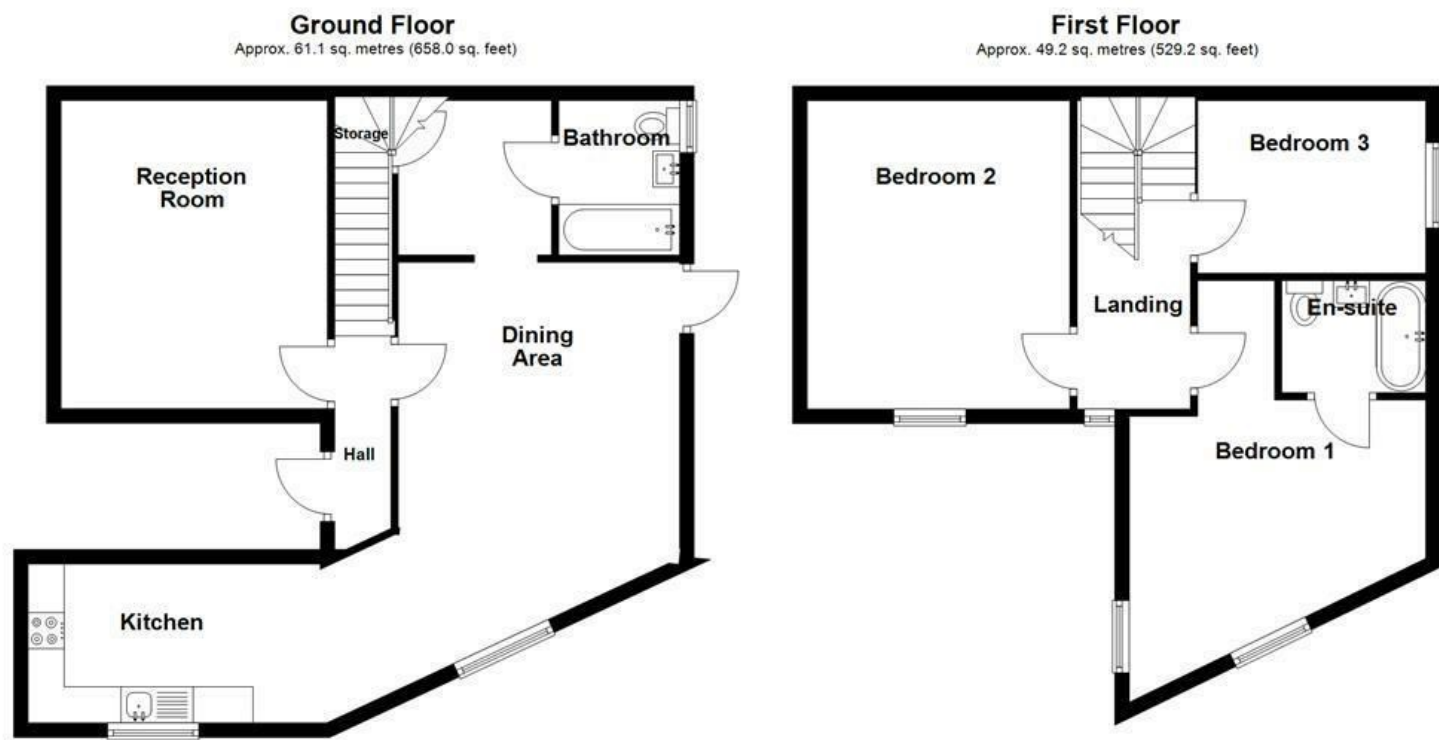




Roch Valley Way, Rochdale, OL11 4QQ

Offers Over £210,000

Situated in the charming area of Roch Valley Way, Rochdale, this delightful house offers a perfect blend of modern living and classic character. Built in 1900, the property has been recently refurbished, and finished to a high standard, ensuring a fresh and inviting atmosphere throughout. Spanning an impressive 1,163 square feet, this home boasts ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by two large reception rooms, providing versatile spaces that can be tailored to your needs, whether for relaxation or hosting guests. The heart of the home is undoubtedly the expansive kitchen extension, which is both stylish and functional, making it an ideal setting for culinary enthusiasts and family gatherings alike.

The property features four well-proportioned bedrooms, including three double bedrooms, ensuring comfort and privacy for all family members. Additionally, there are two bathrooms, one of which includes an ensuite, offering convenience and luxury.

This residence is not only a beautiful home but also a fantastic opportunity to enjoy the vibrant community of Rochdale. With its blend of historical charm and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Tenure Freehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Modern Renovations Completed
- EPC Rating TBC
 - Ideal Family Home
 - Abundance Of Space

Ground Floor

Entrance

Composite door to hall.

Hall

7' x 2'5 (2.13m x 0.74m)

Coving, corbels, doors to reception room, dining room/kitchen and stairs to first floor.

Reception Room

14'1 x 12'1 (4.29m x 3.68m)

UPVC double glazed window, cornice coving and central heating radiator,

Dining Area

12'1 x 18'1 (3.68m x 5.51m)

UPVC double glazed window, central heating radiator, open access to additional room, open access to kitchen and door to external.

Kitchen

16'3 x 7'3 (4.95m x 2.21m)

UPVC double glazed window, central heating radiator, wall and base units, under counter LED strip, marble effect work top, marble effect PVC splash backs, stainless steel sink and drainer with mixer tap, integrated oven with four ring hob, (integrated appliances), extractor hood and tiled floor.

Additional Room

8'5 x 7'1 (2.57m x 2.16m)

Under stairs storage, central heating radiator and door to shower room.

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, tiled elevation and tiled floor.

First Floor

Landing

Doors to three bedrooms.

Bedroom One

17'5 x 13'5 (5.31m x 4.09m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'7 x 5'1 (2.01m x 1.55m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation and tiled floor.

Bedroom Two

11'3 x 14'5 (3.43m x 4.39m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed low maintenance rear garden.

Front

Paving, bedding areas with shrubbery and hedges.



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