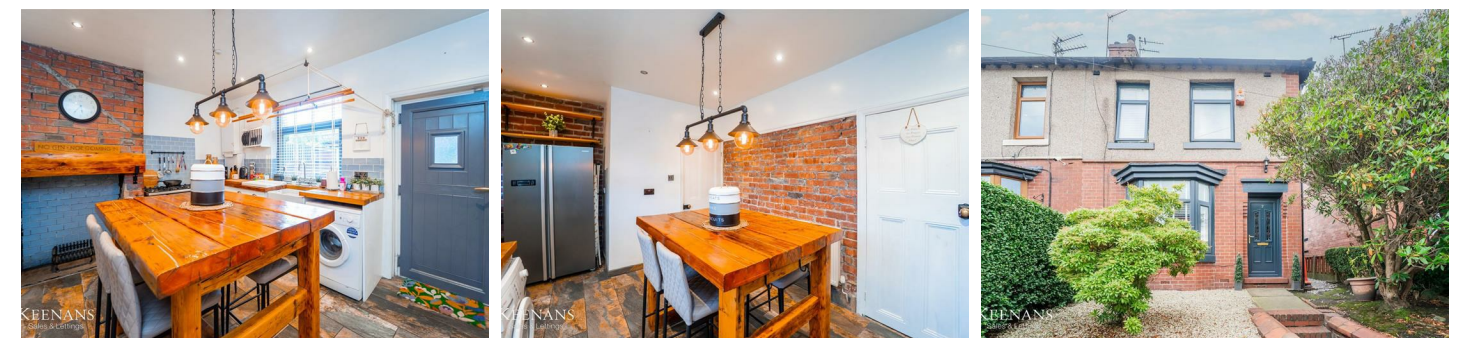
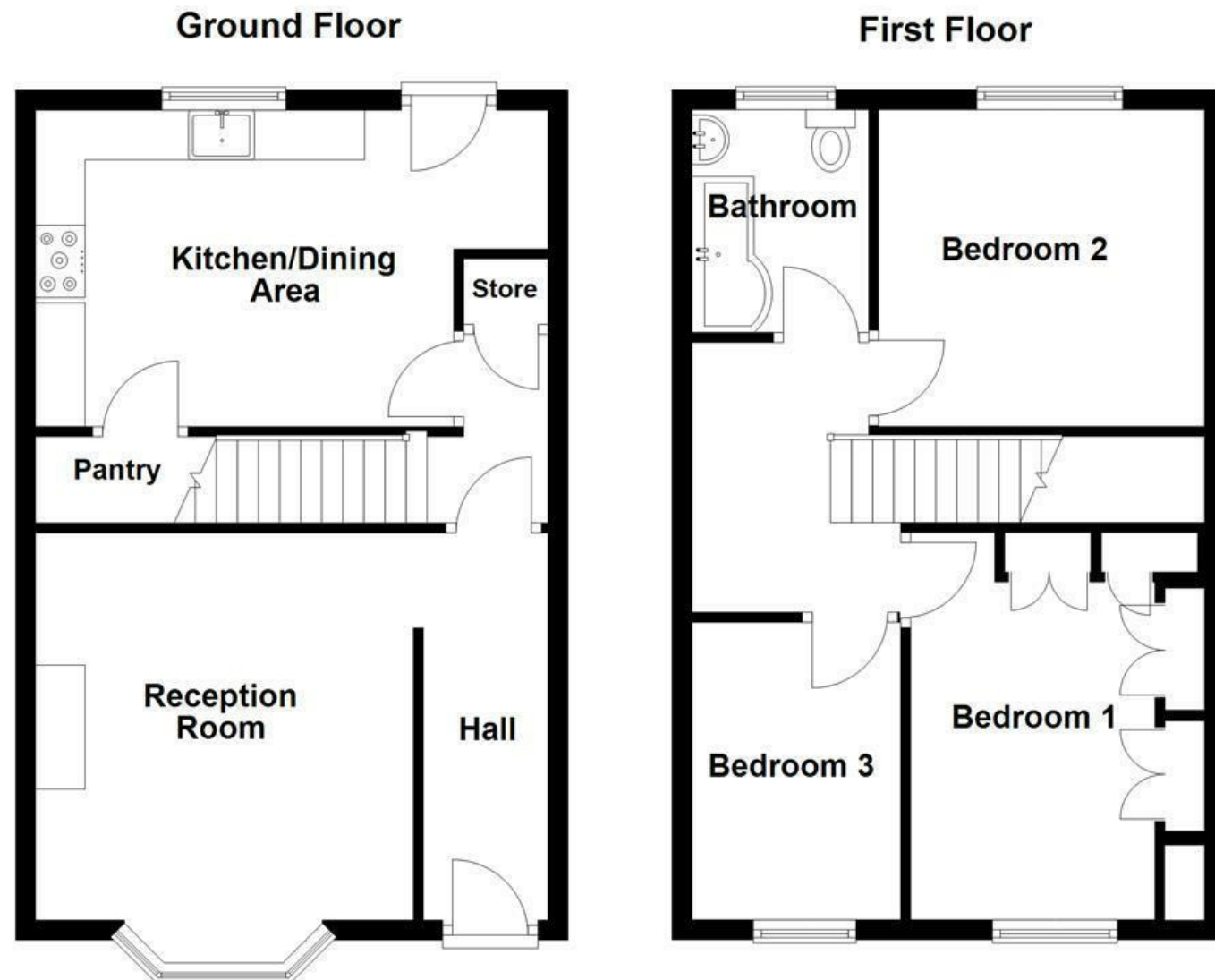




Viking Street, Rochdale, OL11 5AD

£210,000

SPACIOUS THREE BEDROOM HOME IDEAL FOR A FAMILY

Nestled on Viking Street in the charming town of Rochdale, this delightful house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The spacious kitchen is a standout feature, designed to accommodate family meals and gatherings with ease. Its generous layout allows for both functionality and style, making it a joy to cook and spend time in.

One of the highlights of this property is the large back garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Situated in a convenient location, this home provides easy access to local amenities, schools, and transport links, making it an ideal choice for families looking to settle in a vibrant community.

In summary, this house on Viking Street is a wonderful family home that combines space, comfort, and a prime location, making it a must-see for those in search of their next property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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		
		

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.

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 3  1  1  C

- Exceptional End Terrace Property
 - Contemporary Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Stylish Decoration Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

12'10 x 4'2 (3.91m x 1.27m)
UPVC double glazed stained glass front door, central heating radiator, smoke detector, spotlights, meter cupboard, exposed brick wall, part panelled elevation, tiled flooring, open to reception room and door to inner hall.

Reception Room

12'11 x 12'6 (3.94m x 3.81m)
UPVC double glazed bay window, central heating radiator, two feature wall lights, television point, cast iron log burner with exposed brick chimney breast and stone flag hearth.

Inner Hall

5'11 x 2'8 (1.80m x 0.81m)
Doors to kitchen/dining area, storage and stairs to first floor.

Kitchen/Dining Area

16'10 x 10'6 (5.13m x 3.20m)
Two hardwood double glazed windows, central heating radiator, range of high gloss base units with solid wood work surfaces, tiled splashback, Belfast sink with mixer tap, range cooker with five ring gas hob, space for American-style fridge freezer, plumbing for washing machine, wall mounted boiler, exposed brick chimney breast, spotlights, tiled effect flooring, door to pantry and hardwood double glazed frosted door to rear.

First Floor

Landing

8'11 x 6'11 (2.72m x 2.11m)
Central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'8 x 9'6 (3.86m x 2.90m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'3 x 10'6 (3.43m x 3.20m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 6'11 (3.00m x 2.11m)
UPVC double glazed window and picture rail.

Bathroom

7'5 x 5'7 (2.26m x 1.70m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, stone chippings, bedding area and outbuildings.

Front

Gated wood chip forecourt with steps to entrance.



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