



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(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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## Rochdale Road, Manchester, M24 2GJ

### Offers Over £299,950

#### AN ENVIABLE FAMILY HOME

Nestled on Rochdale Road in the charming area of Middleton, Manchester, this exquisite mid-terraced house is a true gem, presented to the highest standard. With immaculate attention to detail, this property boasts an impressive four generously sized bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms, elegantly separated by bi-folding doors. This design creates a versatile living area that is perfect for entertaining guests or enjoying quiet family time. The property also features a stunning family bathroom, ensuring comfort and convenience for all.

One of the standout features of this home is the additional land at the rear, which has been rented to create a delightful garden space. This outdoor area is not overlooked, providing a private sanctuary for relaxation and outdoor activities. The property retains many stunning original features, adding character and charm throughout.

For those who require off-road parking, this property offers that option, enhancing its appeal. Furthermore, the enviable loft conversion houses two additional bedrooms, providing ample space for family or guests.

Situated in a picturesque location, this home is conveniently close to bus routes, local schools, and various amenities. Nature enthusiasts will appreciate the nearby beautiful woodland walks, while the property's



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## Offers Over £299,950

 4  1  2  D

- Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Four Bedrooms
  - Four Piece Bathroom
  - Tenure: Leasehold
- Two Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: B

### Ground Floor

#### Entrance

Hardwood single glazed frosted door to the entrance vestibule

#### Entrance Vestibule

3'5 x 2'9 (1.04m x 0.84m)

Coving, hardwood single glazed frosted door to the hallway.

#### Hallway

14'3 x 3'5 (4.34m x 1.04m)

Central heating radiator, coving, corbel, tiled flooring, hardwood single glazed door to the dining room.

#### Reception Room One

15'7 x 13'7 (4.75m x 4.14m)

Central heating radiator, coving, picture rail, ceiling rose, wood effect laminate flooring, hardwood single glazed frosted bi-folding doors to the reception room, hardwood single glazed door to the kitchen.

#### Reception Room Two

16'3 x 12'11 (4.95m x 3.94m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, picture rail, two feature wall lights, cast iron open wood burner with granite effect hearth, television point, wood effect laminate flooring.

#### Kitchen

18'1 x 8'10 (5.51m x 2.69m)

Two UPVC double glazed windows, central heating radiator, spotlights, a range of high glossed wall and base units, laminated surface, tiled splash backs, stainless steel on and a half bowl sink and drainer with mixer tap, space for an electric double oven with a four ring gas hob, integrated extractor hood, space for American style fridge freezer, plumbing for washing machine, breakfast bar, tiled effect Lino flooring, door to the WC, UPVC double glazed French doors to the rear.

#### W/C

3'10 x 2'9 (1.17m x 0.84m)

Dual flush WC, tiled effect Lino flooring.

### First Floor

#### Landing

26'5 x 4'11 (8.05m x 1.50m)

Central heating radiator, wood effect laminate flooring, doors to two bedrooms, bathroom and door to stairs to the second flooring.

#### Bedroom One

13'9 x 11'6 (4.19m x 3.51m)

UPVC double glazed window, central heating radiator, wood effect Lino flooring.

#### Bedroom Two

13'9 x 12'3 (4.19m x 3.73m)

UPVC double glazed window, central heating radiator, dado rail, fitted wardrobes.

### Bathroom

14'9 x 8'11 (4.50m x 2.72m)

Two UPVC double glazed frosted windows, two central heating radiators, a four piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, inset panelled bath with jets, mixer tap and rinse head, corner direct feed shower enclosure, tiled elevations, loft hatch, tiled effect Lino flooring.

### Second Floor

#### Landing

5'11 x 2'5 (1.80m x 0.74m)

Central heating radiator, wood effect Lino flooring, doors to bedroom three and bedroom four.

#### Bedroom Three

13'11 x 7'6 (4.24m x 2.29m)

Velux window, eaves storage

#### Bedroom Four

16'9 x 7'9 (5.11m x 2.36m)

Velux window, central heating radiator, eaves storage, wood effect Lino flooring.

### External

#### Front

Enclosed garden with paving and artificial lawn.

#### Rear

Enclosed yard with artificial lawn and paving, access to a driveway which leads on to a rented garden.



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