



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Rochdale Road, Middleton, M24 2PR

Offers Over £225,000

Spacious 3-Bedroom Terraced Home with Generous Garden – Ideal for Families or First-Time Buyers

Nestled in a popular residential area, this well-presented three-bedroom terraced property offers a perfect blend of comfort and convenience. Boasting a bright and airy living space, this home features a generous rear garden—perfect for entertaining, relaxing, or family activities.

Inside, the property offers a spacious lounge, a well-equipped kitchen, three good-sized bedrooms, and a modern family bathroom & a very usable attic space. The layout is ideal for growing families or those looking to take their first step onto the property ladder.

Additional benefits include gas central heating, double glazing throughout, and ample on-street parking.

Located within easy reach of local amenities, schools, and transport links, this property offers fantastic value in a sought-after location. Early viewing is highly recommended!

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3 1 2 D

- Victorian Terrace
- On Street Parking
- Council Tax - Band B
- 3 Bedrooms
- Tenure - Leasehold
- Garden to Rear
- EPC Rating - D

Lounge
10'9" x 11'9" (3.3m x 3.6m)

Dining Room
6'10" x 10'9" (2.1m x 3.3m)

Kitchen
19'8" x 8'6" (6m x 2.6m)

Bedroom One
14'1" x 11'9" (4.3m x 3.6m)

Bedroom Two
9'2" x 12'5" (2.8m x 3.8m)

Bedroom Three
7'2" x 8'6" (2.2m x 2.6m)

Bathroom
8'6" x 5'2" (2.6m x 1.6m)

Attic
8'2" x 14'5" (2.5m x 4.4m)

