



Edenfield Road, Rochdale, OL12 7PP

£280,000

Nestled on Edenfield Road in Rochdale, this stunning modern end-terrace home offers a perfect blend of contemporary living and classic charm. Built in 1900, the property has been thoughtfully updated to meet the needs of today's lifestyle while retaining its character.

Spanning an impressive 1,087 square feet, the house features, The large reception room is a welcoming space, providing access to the well-appointed kitchen, as well as stairs leading to both the first floor and the basement. This layout is ideal for both entertaining guests and enjoying family time.

On the first floor, you will find three generously sized bedrooms, perfect for a growing family or for those needing extra space for guests or a home office. The family bathroom is modern and stylish, designed to provide comfort and convenience.

One of the standout features of this property is the private rear garden, which has been designed for low maintenance. With artificial grass and wooden decking, it offers a lovely outdoor space for relaxation or entertaining, without the hassle of extensive upkeep.

This home is not just a place to live; it is a sanctuary that combines modern amenities with a sense of history. Whether you are a first-time buyer or looking to settle into a family home, this property on Edenfield Road is sure to impress. Don't miss the opportunity to make this charming house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			69

England & Wales EU Directive 2002/91/EC

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- Three Bedroom End Terrace Home
- Useful Basement Space
- On Street Parking
- Tenure - Freehold
- Spacious Reception Room
- Low Maintenance Rear Garden
- EPC Rating - E
- Well Appointed Fitted Kitchen
- Modern And Well Presented Throughout
- Council Tax Band - C

Ground Floor

Entrance

Composite door to entrance vestibule.

Entrance vestibule

3'8 x 3'8 (1.12m x 1.12m)

Door leading to reception room.

Reception Room

29'3 x 16'1 (8.92m x 4.90m)

UPVC double glazed window, central heating radiator, cast iron multifuel burning stove with tiled hearth and wooden mantle, laminate flooring, door leading to kitchen, stairs leading to first floor.

Kitchen

14'4 x 9'10 (4.37m x 3.00m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate surfaces, tiled splashbacks, one and a half sink with double draining board and mixer tap, double integrated oven and induction hob, stainless steel extractor hood, plumbing for washing machine, spotlights, smoke alarm, space for fridge freezer, French doors to rear, stairs to basement.

Lower Ground Floor

Basement

16'1 x 14 (4.90m x 4.27m)

First Floor

Landing

17 x 5'10 (5.18m x 1.78m)

Central heating radiator, loft access, doors leading to three bedrooms and bathroom, wooden flooring.

Bedroom One

14'8 x 10'8 (4.47m x 3.25m)

UPVC double glazed window, central heating radiator, fitted storage space.

Bedroom Two

14'8 x 10'8 (4.47m x 3.25m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'10 x 6'11 (3.30m x 2.11m)

UPVC double glazed window, central heating radiator.

Bathroom

10 x 6'9 (3.05m x 2.06m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with waterfall tap, direct feed walk in shower, tiled elevations, tiled effect flooring.

External

Rear

Wooden decking area, artificial grass, corner shed.

Front

Paved path leading to entrance, stone chippings, access to rear garden at side.

