

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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.

Meadway, Rochdale, OL11 3NP

£200,000

A refined and beautifully maintained THREE BEDROOM MID-TERRACE residence, positioned on the ever-popular Meadway, Rochdale.

This home offers an exceptional balance of style, comfort, and practicality - ideal for the discerning buyer.

From the outset, the property makes an impression with the convenience of OFF-ROAD PARKING via a PRIVATE DRIVEWAY, setting the tone for what lies beyond. Internally, the accommodation has been thoughtfully presented and meticulously cared for, resulting in a home that is immediately welcoming.

The living space is well-proportioned and inviting, perfectly suited for both relaxed evenings and entertaining. To the rear, a WELL-APPOINTED KITCHEN showcases a tasteful finish, combining functionality with contemporary appeal. The THREE-PIECE BATHROOM SUITE continues this theme, offering a sleek and modern environment designed for everyday comfort.

Upstairs, THREE GENEROUSLY SIZED BATHROOMS provide versatile accommodation, each finished to a high standard and reflecting the home's overall sense of care and attention.

Externally, the REAR GARDEN offers a charming and private outdoor retreat, ideal for enjoying warmer months or unwinding in a peaceful setting.

Finished to a great standard throughout and clearly cherished by its current owners, this is a home that effortlessly stands apart - ready to move straight into and enjoy.

Meadway, Rochdale, OL11 3NP

£200,000



- Three Bedrooms
- Garden To Rear
- Council Tax Band - A
- Viewing Essential
- Off-Road Parking on Driveway
- Tenure - Freehold
- Ideal For First Time Buyers
- Three-piece Bathroom Suite
- EPC Rating - TBC
- Ready To Move Straight Into

Entrance

5 x 6 (1.52m x 1.83m)

UPVC double glazed frosted window, PVC front door, central heating radiator, tiled flooring, stairs to first floor, doors to kitchen and reception room one.

Reception Room One

15'10 x 10'4 (4.83m x 3.15m)

Tiled flooring, two UPVC double glazed windows, central heating radiator.

Kitchen

15'9 x 13'5 (4.80m x 4.09m)

Tiled flooring, spotlights, two UPVC double glazed windows, central heating radiator, marble effect worktops, ceramic double sink and drain board, integrated cooker and microwave, space for washing machine and fridge, extractor fan.

Bathroom

7'2 x 5'3 (2.18m x 1.60m)

Central heating radiator towel rail, UPVC double glazed frosted window, vanity sink with mixer tap, dual flush toilet, bath with overhead direct rainfall shower, laminate flooring, tiled wall and spotlights.

Bedroom One

10'5 x 10'1 (3.18m x 3.07m)

UPVC double glazed window, central heating radiator.

Bedroom Two

6'4 x 7'9 (1.93m x 2.36m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'7 x 11'11 (3.23m x 3.63m)

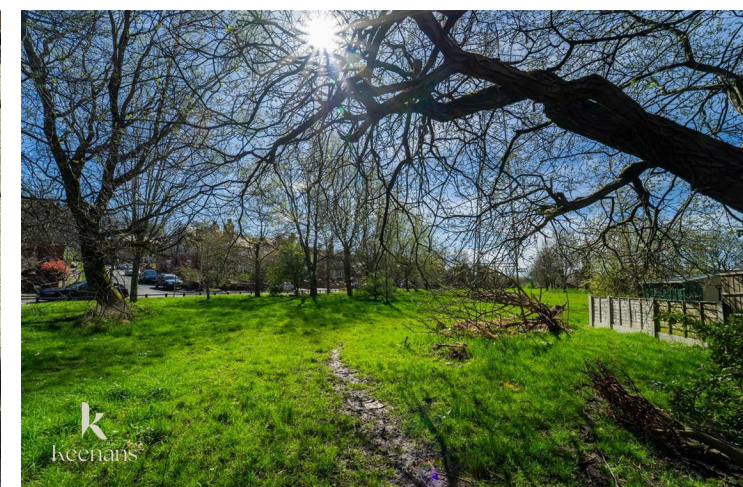
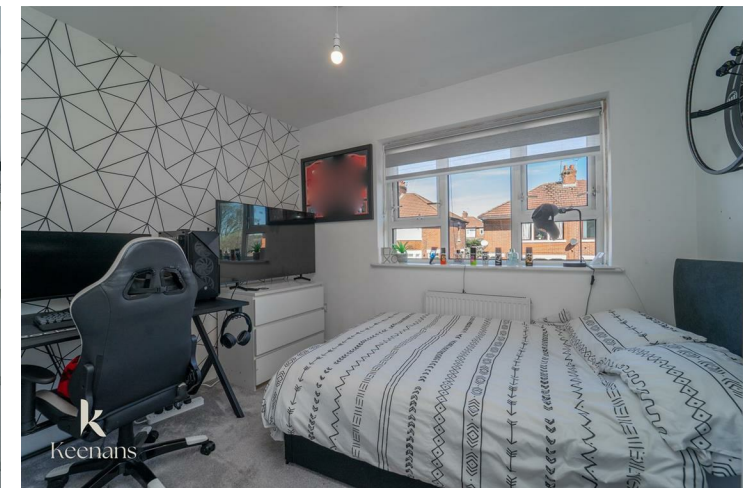
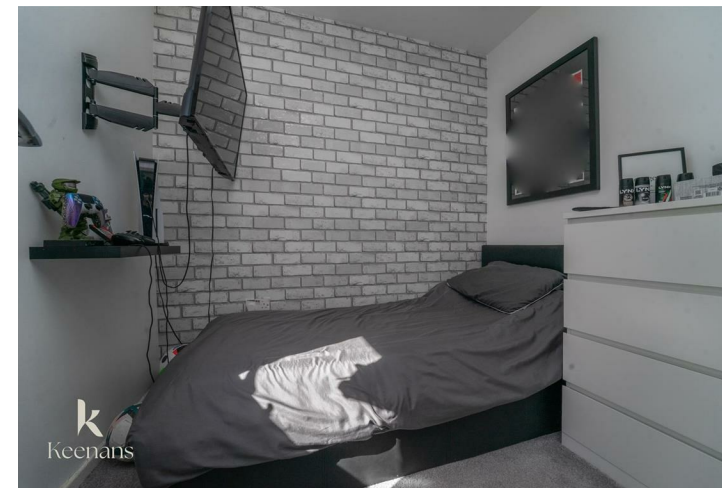
UPVC double glazed window, central heating radiator.

Front Garden

Artificial grass, single brick driveway.

Rear Garden

Concrete, large open grass area behind.



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