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George Street, Rochdale, OL16 3BY

Offers Over £250,000

AN ENVIABLE END TERRACED PROPERTY

Having being presented and maintained to the highest standard throughout and flowing internally with character and charm, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Firgrove within Rochdale. With modern fitted kitchen, stunning unique features, no chain delay, and a double driveway, this property is truly the perfect home for any growing family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Oldham, Manchester and major motorway links. With neutral interiors, three double bedrooms and two living areas, this property is the perfect home ready to move straight into!

The property comprises briefly; an entrance porch leads on to a welcoming and spacious reception room which leads on to a second reception room, open to the inner hallway and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units and leads out to the rear. The inner hallway guides you through to the kitchen and on to the utility room. The first floor comprises of doors on to three generously sized bedrooms and a family shower room. The main bedroom benefits from an en suite shower room. Externally there is an enclosed paved yard to the rear with integrated seating and a patio area to the front with double driveway.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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- End Terraced Property
 - Two Reception Rooms
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Contemporary Fitted Kitchen And Separate Utility Room
 - Tenure: Freehold
- Two Bathrooms
 - Enclosed Rear Yard
 - Council Tax Band D

Ground Floor

Entrance

Hardwood single glazed door to the entrance porch.

Entrance Porch

5'1 x 3'4 (1.55m x 1.02m)

Hardwood double glazed window, hardwood single glazed frosted door to reception room one.

Reception Room One

17'5 x 13'11 (5.31m x 4.24m)

Three UPVC double glazed windows, central heating radiator, spotlights, exposed beams, hardwood single glazed double doors to reception room two, open arch to inner hallway and a staircase to the first floor.

Reception Room Two

16'5 x 13'4 (5.00m x 4.06m)

Six UPVC double glazed windows, hardwood single glazed feature window, central heating radiator, open coal fire with stone hearth and surround, exposed beams and stone wall, spotlights, television point, hardwood single glazed door to the kitchen.

Kitchen

17'5 x 7'3 (5.31m x 2.21m)

UPVC double glazed window, upright central heating radiator, spotlights, a range of matte wall and base units, granite effect surface and splash back, composite sink and drainer with a high spout mixer tap, integrated electric Neff oven with a four ring induction hob and extractor hood, integrated neff dishwasher, integrated wine cooler, space for fridge and freezer, wood effect Lino flooring, open arch to the inner hallway, hardwood double glazed door to the rear.

Inner Hallway

7'9 x 6'6 (2.36m x 1.98m)

Fitted storage, door to the utility room.

Utility

9'5 x 6'6 (2.87m x 1.98m)

UPVC double glazed frosted window, matte base units, granite effect surface, tiled splash backs, a stainless steel sink and drainer with traditional taps, plumbing for washing machine and dryer, Baxi boiler, wood effect Lino flooring.

First Floor

Landing

14'3 x 6'5 (4.34m x 1.96m)

Central heating radiator, doors to three bedrooms and shower room.

Bedroom One

21'2 x 17'7 (6.45m x 5.36m)

Four UPVC double glazed windows, two central heating radiators, dressing area with fitted wardrobes, door to the en suite.

En-Suite

8'10 x 8'7 (2.69m x 2.62m)

Two UPVC double glazed frosted windows, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, direct feed corner shower enclosure, integrated vanity unit, tiled elevations, tiled effect Lino flooring.

Bedroom Two

14 x 11'9 (4.27m x 3.58m)

Three UPVC double glazed windows, central heating radiator, fitted wardrobes.

Bedroom Three

14'4 x 8'8 (4.37m x 2.64m)

Three UPVC double glazed windows, central heating radiator, loft access.

Shower Room

10'8 x 6'5 (3.25m x 1.96m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, integrated linen cupboard, Lino flooring.

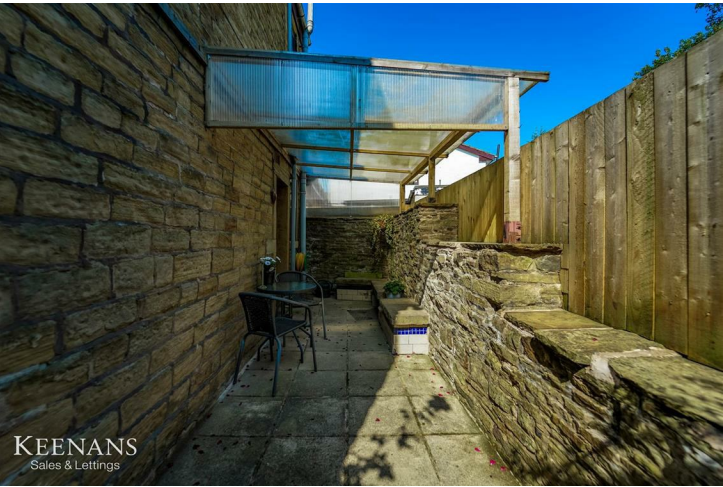
External

Front

Patio area with a double driveway.

Rear

Paved courtyard.



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