



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales	EU Directive 2002/91/EC	

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Rochdale Road, Middleton, M24 2RA

£350,000

AN IMMACULATE FAMILY HOME

Offering breath-taking views, impressive open plan dining kitchen and high quality fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Middleton. Not overlooked, this property benefits from the highest quality finish with stylish interior, detached garage and gardens to both the front and the rear. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale and major motorway links. Flowing internally with character and charm and having been updated to a high standard throughout with a contemporary finish, this property is the perfect family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan dining kitchen/family room and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads out to the rear through bi-folding doors. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is an enclosed garden with laid to lawn, paving, bedding, pergola and access on to a detached garage. To the front there is a laid to lawn garden with paving, bedding and off road parking.

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

Rochdale Road, Middleton, M24 2RA

£350,000

 3  1  1  D

- Exquisite Semi Detached Property
 - Contemporary Fitted Open Plan Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Four Piece Bathroom
 - Immaculate Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

6'0 x 2'4 (1.83m x 0.71m)
UPVC double glazed French front doors, UPVC double glazed windows, tiled flooring and hardwood single glazed frosted door and window to hall.

Hall

11'2 x 5'9 (3.40m x 1.75m)
Central heating radiator, meter cupboard, understairs storage, wood effect tiled flooring, hardwood door to reception room, hardwood single glazed door to dining kitchen/family room and stairs to first floor.

Reception Room

12'7 x 12'6 (3.84m x 3.81m)
UPVC double glazed bow window, central heating radiator, cornice coving, original cast iron open coal fire, integrated alcove storage and shelving, television point and solid wood flooring.

Open Plan Kitchen/Family Room

23'6 x 18'9 (7.16m x 5.72m)
UPVC double glazed window, two Velux windows, upright central heating radiator, central heating radiator, range of panelled wall and base units with marble work surfaces, central island, ceramic Belfast sink with high spout mixer tap, three door Smeg range cooker with six ring gas hob and integrated extractor hood, integrated Lamona microwave, space for American-style fridge freezer, integrated dishwasher, wine cooler and washing machine, wood panelled elevations, wood effect tiled flooring and aluminium double glazed bi-folding doors to rear.

First Floor

Landing

6'10 x 5'11 (2.08m x 1.80m)
UPVC double glazed frosted window, access to fully boarded loft with skylight, doors to three bedrooms and family bathroom.

Bedroom One

12'8 x 12'7 (3.86m x 3.84m)
UPVC double glazed bow window, central heating radiator and wood panelled elevations.

Bedroom Two

11'7 x 11'6 (3.53m x 3.51m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

7'5 x 5'8 (2.26m x 1.73m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'5 x 6'9 (2.57m x 2.06m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, rolltop freestanding bath with mixer tap and rinse

head, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, slate chipping and access to garage.

Garage

20'3 x 9'6 (6.17m x 2.90m)
Two hardwood single glazed windows, power and lighting.

Front

Laid to lawn garden with paving, bedding and off road parking.



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