



134 Manchester Road

Hopwood | OL10 2NN

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Overview

- Victorian Semi-Detached House
- Set Over Three/Four Levels
- Filled With Character
- Five Bedrooms (Four Doubles)
- Two Reception Rooms
- Breakfast Kitchen With Wine Cellar
- Modern Family Bathroom
- South-West Facing Rear Garden
- Large Driveway
- Detached Garage
- Sought-After Location



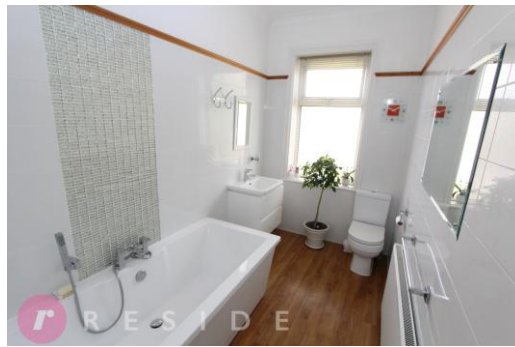
Five Bedroom Victorian Semi-Detached House In Sought-After Location

Situated in a highly sought-after location and convenient location, this Victorian semi-detached house is on the doorstep of excellent amenities including schools, pubs, restaurants, Hopwood Park and only a short journey from Manchester Golf Club whilst still having easy access to Manchester city centre, Heywood/Middleton town centres and the motorway network.



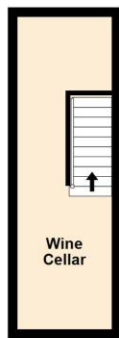
Internally, the character filled property offers extremely spacious living accommodation comprising of an entrance vestibule, reception hall, two reception rooms, breakfast kitchen, downstairs wc, wine cellar, five bedrooms and a modern bathroom. The property exudes character including high ceilings, original coving, stain glass and restored sash windows, ceiling roses and original wood flooring.

The property benefits from having a new gas central heating boiler and double glazing throughout.



Set well back from the road, the period property boasts a large driveway to the front and side which offers ample off-road parking. A large double garage is situated at the rear of the home with power and plumbing. To the rear, a South-West facing lawn garden well stocked with flower beds and shrubs.

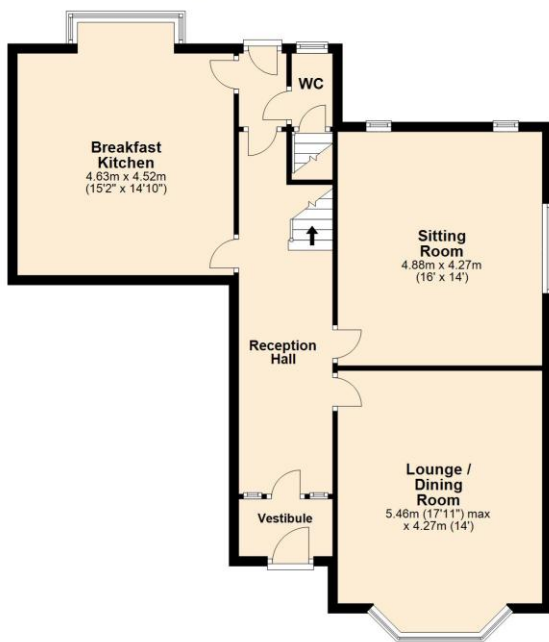
Basement
Approx. 12.8 sq. metres (137.6 sq. feet)



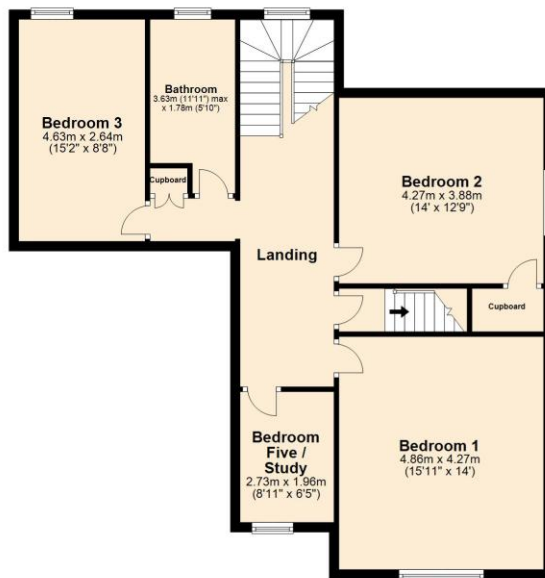
Second Floor
Approx. 18.0 sq. metres (193.5 sq. feet)



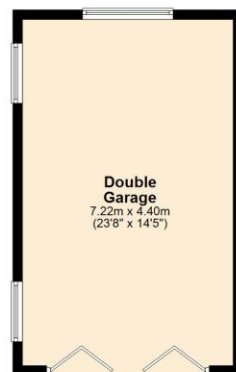
Ground Floor
Approx. 86.1 sq. metres (926.4 sq. feet)



First Floor
Approx. 84.9 sq. metres (914.1 sq. feet)



Outbuildings
Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 233.5 sq. metres (2513.1 sq. feet)

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".