



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Sedgley Avenue, Rochdale, OL16 4TY

Offers Over £230,000

FANTASTIC SEMI DETACHED HOME SITUATED IN AN ENVIUS LOCATION

Welcome to this charming property located on Sedgley Avenue in Rochdale! This delightful house boasts two spacious reception rooms, three bedrooms, and a three piece family bathroom, making it an ideal home for a new family looking to settle down.

Step inside to discover immaculate presentation throughout, providing a stylish and comfortable living space for you and your loved ones. The property's layout offers a perfect balance between privacy and shared living areas, ensuring everyone has their own space to relax and unwind.

Conveniently situated, this home provides easy access to local amenities, making daily errands a breeze. Additionally, its proximity to motorway links offers great connectivity for those who need to commute or enjoy exploring the surrounding areas.

If you would like any further information or have any questions at all please feel free to contact our Rochdale branch at your convenience.

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Offers Over £230,000



- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Piece Bathroom
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

13'11 x 5'0 (4.24m x 1.52m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, wood flooring, doors leading to two reception rooms, kitchen, understairs storage and stairs to first floor.

Reception Room One

12'11 x 12'3 (3.94m x 3.73m)

UPVC double glazed bow bay window, central heating radiator, coving to ceiling, television point, gas fire with stone surround and mantel.

Reception Room Two

12'0 x 11'9 (3.66m x 3.58m)

UPVC double glazed window, central heating radiator, coving to ceiling, feature fireplace with stone surround, wooden mantel and wood effect laminate flooring.

Kitchen

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

Two UPVC double glazed windows, range of wall and base units with laminate worktops and tiled upstands, integrated high rise double oven, four ring gas hob and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, wood flooring and UPVC double glazed frosted leaded door to rear.

First Floor

Landing

7'0 x 5'0 (2.13m x 1.52m)

Hardwood frosted stained glass window, doors leading to three bedrooms and bathroom.

Bedroom One

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'8 x 7'8 (3.86m x 2.34m)

UPVC double glazed bow bay window, central heating radiator and fitted wardrobes.

Bedroom Three

8'10 x 7'8 (2.69m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'7 (2.34m x 1.70m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and direct feed shower overhead, storage cupboard, fully tiled elevations and tiled effect vinyl flooring.

Exterior

Rear

Enclosed garden with laid to lawn, bedding areas, mature shrubbery and trees.

Front

Laid to lawn garden, mature shrubbery, trees, timber shed and off road parking.

