



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>74</b>	
EU Directive 2002/91/EC		
England & Wales		

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.

## Ditton Mead Close, Rochdale, OL12 9SH

### £240,000

Stunning 5-Bedroom Mid Terraced Home with Driveway and Garden

This spacious and beautifully presented 5-bedroom terraced property offers a perfect blend of modern living with the charm of traditional design. Ideal for families or those seeking extra space, the home features generous living areas, a driveway for off-street parking and a lovely private garden to the rear. The property boasts five good-sized bedrooms with the master bedroom benefiting from abundant natural light and built-in storage. Conveniently located, this property is within easy reach of local shops, schools and transport links, making it an ideal choice for those looking for both comfort and convenience.



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5 1 2 C

- Five Bedrooms
- Neutral Decor Throughout
- Downstairs W/C
- Garden
- Driveway
- Council Tax Band - A
- Tenure - Freehold
- En Suite
- EPC - TBC

Reception Room One -  
15'5" x 10'5" (4.7m x 3.2)

Reception Room Two -  
10'5" x 16'7" (3.2m x 5.1m)

Downstairs W/C -  
2'3" x 4'7" (0.7m x 1.4m )

Kitchen  
11'1" x 12'1" (3.4m x 3.7m )

Bedroom One  
7'10" x 8'10" (2.4m x 2.7m )

Bedroom Two  
11'9" x 9'6" (3.6m x 2.9m )

Bedroom Three  
14'9" x 8'6" (4.5m x 2.6m )

Family Bathroom  
6'6" x 5'6" (2m x 1.7m )

Bedroom Four  
13'9" x 9'2" (4.2m x 2.8m )

Bedroom Five  
12'1" x 8'6" (3.7m x 2.6m )

Second Floor W/C

