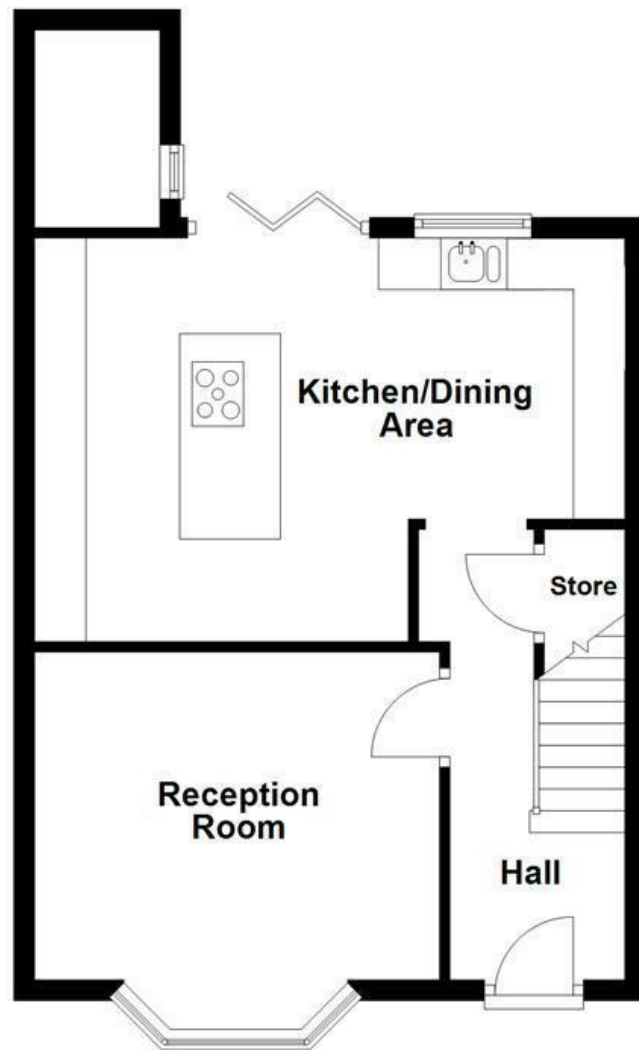
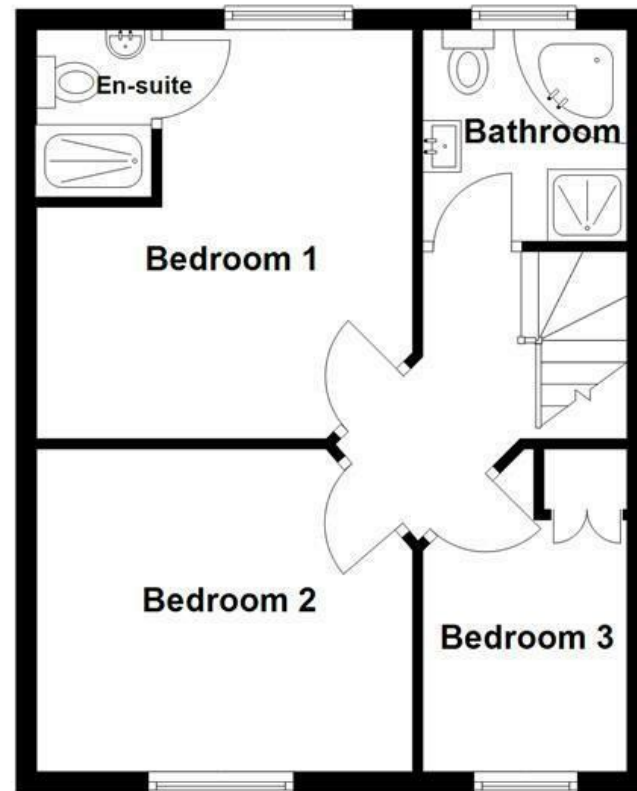


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</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>                            | <b>69</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



## Edenfield Road, Rochdale, OL11 5AA

### Offers Over £190,000

AN EXCEPTIONAL MID TERRACED FAMILY HOME

Situated in a highly considered area of Rochdale, elevated from Edenfield Road, this superb, three bedroom mid terraced home has been updated and maintained to the highest standard throughout. A credit to its current occupants, the property has undergone a full transformation with enviable open plan kitchen diner, three generously sized bedrooms and landscaped gardens, this property is the perfect family home ready to move straight into! Situated within the most convenient location close to bus routes, local schools and amenities, as well as network links to Rossendale, Rochdale centre, Middleton and major motorway links.

The property comprises briefly: A welcoming entrance hallway housing a staircase to the first floor and doors leading to a spacious reception rooms, featuring a decorative coal fireplace, and a contemporary, newly fitted kitchen diner, as well as staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. To the first floor, the property has three bedrooms and a four piece family bathroom suite. Externally, to the front of the property, you will find an artificial lawn garden, shared access path and steps leading from the main road, which have been recently rebuilt. The rear provides a further garden which has been fully landscaped with a lawn and Indian stone patio areas.

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

# Edenfield Road, Rochdale, OL11 5AA

## Offers Over £190,000

 3  2  1  C

- Exceptional Mid Terrace Property
  - Modern Fitted Dining Kitchen
  - On Street Parking
  - EPC Rating C
- Three Bedrooms
  - En Suite To The Master Bedroom
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Landscaped Rear Garden
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

14'4 x 6'7 (4.37m x 2.01m )

UPVC double glazed frosted front door, central heating radiator, meter cupboard, under stairs storage, wood effect stone plastic composite flooring, door to reception room, open to kitchen/dining area and stairs to first floor.

#### Reception Room

12'11 x 12'0 (3.94m x 3.66m)

UPVC double glazed bay window, central heating radiator, cast iron open coal burner, television point and wood effect stone plastic composite flooring .

#### Kitchen/Dining Area

19'4 x 12'10 (5.89m x 3.91m)

UPVC double glazed window, central heating radiator, range of mixed high gloss wall and base units with quartz work surfaces, inset stainless steel one and a half bowl sink with mixer tap, integrated high rise double oven and combi microwave, integrated high rise microwave, five ring induction hob and extractor hood, integrated dishwasher, integrated fridge freezer, integrated washing machine and dryer, breakfast bar, wired in smoke detector, spotlights, integrated larder unit, wood effect stone plastic composite flooring and UPVC double glazed bi-folding door to rear.

### First Floor

#### Landing

9'5 x 8'1 (2.87m x 2.46m)

Smoke detector, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'11 x 12'0 (3.94m x 3.66m)

UPVC double glazed window, central heating radiator, picture rail, wood effect high grade cushioned flooring and door to en suite.

#### En Suite

4'10 x 3'3 (1.47m x 0.99m )

Central heated towel rail, double direct feed rainfall shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, PVC panel elevations, spotlights, extractor fan and wood effect high grade cushioned flooring.

#### Bedroom Two

12'0 x 10'4 (3.66m x 3.15m )

UPVC double glazed window, central heating radiator, picture rail and wood effect high grade cushioned flooring .

#### Bedroom Three

10'4 x 6'11 (3.15m x 2.11m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

#### Bathroom

6'9 x 6'8 (2.06m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with waterfall mixer tap, dual flush WC, corner panel

bath with waterfall mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan, loft access with lighting and ladder access, wood effect lino flooring.

### External

#### Rear

Enclosed garden with artificial lawn and Indian stone flag patio.

#### Front

Enclosed garden with artificial lawn, shared steps and hedge borders.



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