



## Manchet Street, Rochdale, OL11 3BN

### Offers Over £250,000

SPACIOUS THREE BEDROOM HOME IN ROCHDALE

Welcome to this charming home on Manchet Street in Rochdale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous living room, ideal for both relaxation and entertaining guests. The well-equipped kitchen seamlessly flows into the dining room, creating a harmonious space for family meals and gatherings.

The property boasts two spacious double bedrooms, each featuring fitted wardrobes that provide ample storage. Additionally, there is a versatile third bedroom that can easily be transformed into an office space, catering to the needs of modern living.

Outside, the rear garden is laid to lawn, providing a lovely outdoor area for children to play or for hosting summer barbecues. The front of the property offers off-road parking for numerous vehicles, ensuring convenience for you and your guests.

This house is not just a home; it is a sanctuary that combines functionality with a warm and inviting atmosphere. Whether you are a growing family or a professional seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

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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		
England & Wales	EU Directive 2002/91/EC	

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 3  1  2  C

- Tenure Leasehold
- Ample Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Three Well Proportioned Bedrooms
- Contemporary Fitted Kitchen
- EPC Rating C
- Ideal Family Home
- Ample Garden Space

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'10 x 2'9 (1.17m x 0.84m)  
Exposed brick elevations and door to hall.

#### Hall

15'7 x 3'10 (4.75m x 1.17m)  
Central heating radiator, wood effect laminate flooring, door to vestibule two, reception room one, bedroom one, kitchen, storage and bathroom.

#### Vestibule Two

10'8 x 8' (3.25m x 2.44m)  
UPVC double glazed window, central heating radiator, wood effect laminate flooring and stairs to first floor.

#### Reception Room One

12'10 x 11'9 (3.91m x 3.58m)  
UPVC double glazed bay window and central heating radiator.

#### Bedroom One

11'9 x 11'1 (3.58m x 3.38m)  
UPVC double glazed window, central heating radiator and integrated wardrobe.

#### Bathroom

8'2 x 6'6 (2.49m x 1.98m)  
UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, overhead electric feed shower, tiled elevation, extractor fan and tiled effect flooring.

#### Kitchen

12'3 x 8'4 (3.73m x 2.54m)  
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, composite one and a half sink with draining ridges and mixer tap, integrated oven and grill in a high rise unit, integrated microwave, four ring electric hob, glass splash back, extractor hood, marble effect splash back, integrated American style fridge freezer, integrated dishwasher, space for washing machine, spotlights, tiled effect flooring and open access to dining room.

#### Dining Room

10'5 x 7'11 (3.18m x 2.41m)  
Two UPVC double glazed window, central heating radiator, spotlights, tiled effect laminate flooring and French doors to rear.

### First Floor

#### Landing

5'11 x 2'9 (1.80m x 0.84m)  
Central heating radiator, doors to bedroom two, bedroom three and storage.

### Bedroom Two

11'4 x 7'10 (3.45m x 2.39m)  
UPVC double glazed window, central heating radiator and integrated storage.

### Bedroom Three

11'1 x 11'1 (3.38m x 3.38m)  
UPVC double glazed window and central heating radiator.

### External

#### Rear

Laid to lawn garden, paving, bedding areas with mature shrubs and timber shed.

#### Front

Laid to lawn garden with mature shrubs and block paved drive for off road parking.



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