

Rochdale Road  
Middleton M24 2PT



**A STUNNING RECENTLY REFURBISHED 3 BEDROOMED DETACHED FAMILY HOME OFFERED ON THE MARKET WITH NO FORWARD CHAIN**



This recently refurbished 3 bedroomed detached house is situated in a popular residential area, convenient for all the usual local amenities, within a short distance of the M60, M66 and M62 motorway networks, with commuter links to Manchester, Leeds and beyond. The property itself is well presented throughout, benefiting from a gas fired central heating system, double glazed windows, modern kitchen and bathroom facilities and gardens to front and rear. The property is offered for sale at a competitive price and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED COMPETITIVELY PRICED**

**ASKING PRICE £325,000**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

PORCH

ENTRANCE HALLWAY

LOUNGE – 3.6 x 4.1 metres

Well presented main reception room with laminate flooring and open archway to dining room

DINING ROOM – 2.9 x 3.9 metres

Second well presented reception room with laminate flooring and double French patio doors leading to rear garden

KITCHEN – 2.8 x 3.2 metres

Range of modern, white gloss wall and base units with complementary work surfaces one and a half drainer stainless steel sink unit, integrated oven, hob and extractor fan

REAR PORCH

### **First Floor**

LANDING

MASTER BEDROOM – 3.6 x 4.1 metres

Well presented double master bedroom, with fitted carpet

BEDROOM TWO – 3.3 x 3.8 metres

Second well presented double bedroom with fitted carpet

BEDROOM THREE – 2.5 x 2.4 metres

Third well presented bedroom with fitted carpet

BATHROOM – 2.4 x 2.3 metres

Panelled bath pedestal wash hand basin, tiled flooring and tiled walls with heated hand towel rail

WC

Low level wc

### **Second Floor**

LOFT ROOM – 5.8 x 4.1 metres

Converted loft room with fitted carpet





## Externally

The property benefits from a front garden and a large paved rear garden

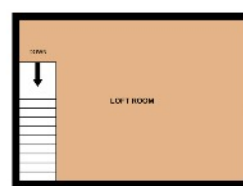
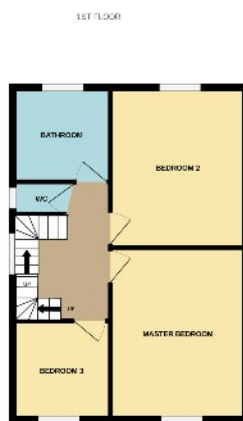
## COUNCIL TAX BAND

From enquiries made, we understand that the property is assessed in Council Tax Band D

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL (MIDDLETON) LTD

## LOCATION

This fabulous detached family home is situated within a sought after location, with all the usual local amenities available nearby, including excellent transport links, the property being in close proximity to the the M60 motorway network.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with Knowledge 03/2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification