

## Chatburn Avenue, Rochdale OL11

- FREEHOLD
- EXPANSIVE PRIVATE REAR GARDEN WITH OPEN ASPECT
  - POPULAR DEVELOPMENT
- FITTED KITCHEN & UTILITY ROOM
- IDEAL FOR A GROWING FAMILY
- EXTENDED SPACIOUS ACCOMMODATION
  - OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND - B

Offers In Excess Of £235,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters proudly presents this extended semi detached house on Chatburn Avenue, Rochdale. Backing onto open countryside, this property offers spacious and versatile family living accommodation. Its prime location provides a rural setting with the convenience of local amenities, all within walking distance.

Internally, this exceptionally spacious home features an inviting entrance porch and hallway leading to two generous reception rooms, perfect for entertaining or relaxing with family. The well appointed fitted kitchen/breakfast room boasts contemporary appliances and ample storage space, complemented by an adjacent utility room for added convenience.

The property offers three well proportioned bedrooms. The master bedroom includes a modern en-suite, adding a touch of luxury, and an additional family shower room ensures practicality.

Externally, the front of the house presents a large driveway, offering ample off road parking. The private rear lawned garden provides a delightful space for outdoor activities and backs directly onto open countryside, creating a beautiful and serene setting. An additional lawn area at the side of the property also enjoys views of the surrounding countryside.

Conveniently located on Chatburn Avenue, the property is within walking distance of the local train station, excellent schools, and various amenities. Additionally, it is only half a mile from access to the M62 motorway network, making it an ideal location for commuters.

This property is certainly not one to be missed. A viewing is highly recommended to appreciate the exceptional accommodation and stunning location on offer.

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		61	
(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>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

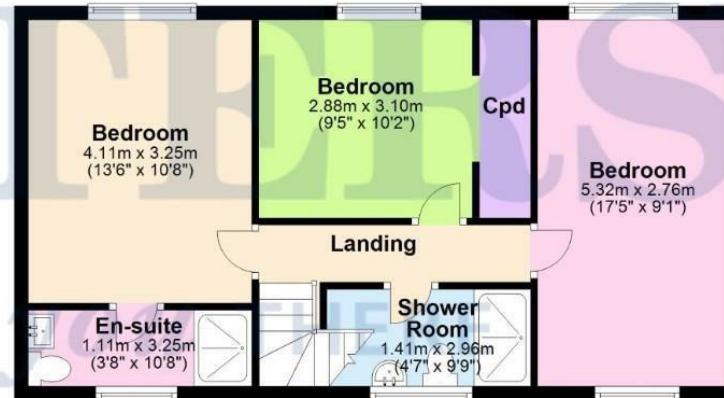
### Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

### Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>