

## Rochdale Road, Middleton M24

- NO CHAIN
- CLOSE TO MIDDLETON TOWN CENTRE
  - EXTENDED TO SIDE & REAR
- BEAUTIFULLY PRESENTED PRIVATE LANDSCAPED GARDEN
  - IDEAL FOR A GROWING FAMILY
- TWO SHOWER ROOMS
- OFF ROAD PARKING
- THREE BEDROOMS
- IN NEED OF SOME MODERNISATION
- AROUND 104 SQ METRES

Offers Over £210,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



Hunters proudly present this charming extended three bedroom end of terrace house on Rochdale Road, Middleton. Benefitting from extensions to both the side and rear, as well as a newly installed roof, and offered with no onward chain, this home has been lovingly owned by the same family for many years and is now ready for a new owner to unlock its full potential. While it may require some modernisation, the property is attractively priced, making it an ideal opportunity for buyers looking to create their dream family home.

Inside, the property offers generous living spaces and an internal viewing is highly recommended to appreciate the potential. Entry is via the side of the house into a spacious hallway. At the front, you'll find a large lounge, providing ample space for family living. Additionally, there is a convenient downstairs shower room complete with a WC and hand wash basin. The kitchen, located towards the rear, leads through sliding doors to a separate dining room and provides access to a beautifully landscaped rear garden with off road parking for added convenience.

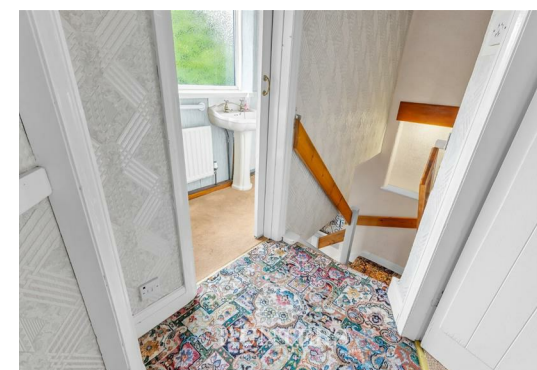
Upstairs, the first floor landing leads to two well proportioned double bedrooms, both with fitted wardrobes, along with a versatile third room that could serve as a home office or nursery. The family shower room, also on this floor, includes a WC and hand wash basin.

Externally, the front of the property features a neatly maintained lawn, adding to its kerb appeal. To the rear, the private landscaped garden is a real highlight, offering a patio area perfect for outdoor relaxation and entertaining, as well as off road parking.

Located in a popular residential area close to Middleton Town Centre, this home is ideally situated for easy access to local amenities, including shops, schools, and transport links, with the M60 motorway nearby. Manchester City Centre is also just 6 miles away.

With its great location, ample potential, and competitive price, this property is a fantastic opportunity not to be missed. Early viewing is highly recommended.

Tenure: Leasehold  
Ground Rent: TBC  
Council Tax Band: C  
EPC Rating: TBC



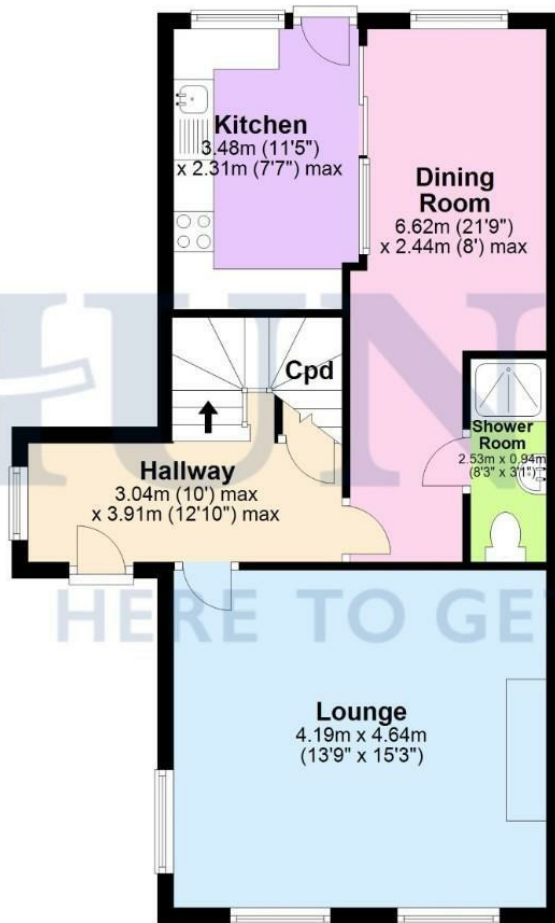






### Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 103.9 sq. metres (1117.9 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.

## 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>		<b>85</b>
(69-80) <b>C</b>	<b>70</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>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

### 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.



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