

## Rochdale Road, Manchester

- NO CHAIN
- FREEHOLD
- HUGE PLOT - EXTENDED
- SPACIOUS PROPERTY OVER 1128 SQ FT
- POTENTIAL FOR A DOUBLE SIDE EXTENSION
- PARKING FOR MULTIPLE CARS
- CLOSE TO MANCHESTER CITY CENTRE
- THREE DOUBLE BEDROOMS

**Offers In Excess Of £325,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are excited to offer this spacious, EXTENDED three-bedroom semi-detached family home located on the popular Rochdale Road in Blackley. Set on a LARGE PLOT, this property offers fantastic potential for further extensions. Available with NO CHAIN and as a FREEHOLD, don't miss the opportunity to arrange a viewing.

The home has been thoughtfully improved with a single-storey rear extension, providing a generous amount of extra living space – perfect for a growing family. The ground floor includes a welcoming entrance hall, a roomy lounge, a separate dining room, and a well-appointed kitchen. Upstairs, there are three well-sized bedrooms and a large family bathroom with a separate bath and overhead shower.

Outside, the extensive side and rear garden offers great potential for further development or could be transformed into a stunning, grassed outdoor area. There's also off-road parking available for several cars to the front and side of the property.

Ideally located just 4 miles from Manchester city centre, this home is within easy reach of local shops, schools, and transport links. It's also close to the scenic Boggart Hole Clough and major motorway routes, including the M60 and M62, ensuring excellent connectivity.

Properties like this are rare on Rochdale Road, making this a fantastic opportunity. We strongly recommend an early viewing to avoid disappointment.

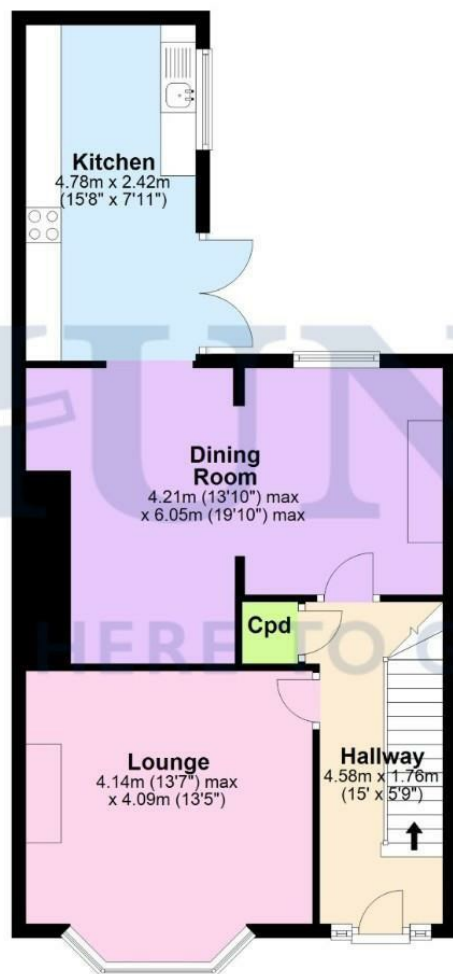
Tenure – FREEHOLD  
Council Tax Band - B  
EPC Rating - E







**Ground Floor**  
Approx. 57.4 sq. metres (617.7 sq. feet)



**First Floor**  
Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 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>		
(69-80) <b>C</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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