



## Rochdale Road, Manchester M9

- FREEHOLD
- SIX BEDROOMS WITH TWO ADDITIONAL ANNEX BEDROOMS
  - PARKING FOR SEVEARL CARS
  - ENTERTAINMENT/BAR AREA
- 4 MILES AWAY FROM MANCHESTER CITY CENTRE
- NO CHAIN
- IDEAL FOR A GROWING FAMILY
  - THREE BATHROOMS
  - DOWNSTAIRS WC
  - EPC RATING - C

Asking Price - £650,000

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

Hunters are delighted to offer for sale this exceptional and expansive property, which presents an outstanding opportunity for a growing family. Situated on Rochdale Road in the highly sought after area of Blackley, Manchester, this unique property consists of a spacious six bedroom semi detached house, complemented by a separate two bedroom detached bungalow/annex to the rear. The property is offered for sale with no onward chain and is sold as a freehold, further enhancing its appeal.

The main house, finished to a high standard throughout, offers plentiful living space spread across three floors. The ground floor welcomes you with a large, inviting entrance porch that leads into a spacious hallway, which features a convenient downstairs utility room/WC. The front lounge is generously sized and offers a comfortable space to relax or entertain guests. A modern fitted kitchen, which is equipped with a range of units and appliances, ideal for a larger family. An archway from the kitchen leads into a bright dining room, offering the perfect space for family dining. The dining room benefits from French doors that open out onto the rear garden, allowing for a seamless connection between indoor and outdoor living spaces. Additionally, an extended bar/entertainment area is a standout feature of the property. With bi-folding doors opening out to both the rear garden and the annex, this space is perfect for entertaining family and friends, particularly during the summer months. Whether you're hosting a party, enjoying family time, or simply relaxing, this versatile space can cater to all your needs.

The first floor is home to three well proportioned bedrooms, each offering ample space. A family bathroom, which is stylishly appointed with modern fixtures and fittings, serves this floor. The second floor accommodates the remaining three bedrooms, each offering generous space and natural light. A separate shower room on this level ensures convenience and practicality for the larger family.

At the rear of the property, the detached bungalow/annex offers an incredible degree of flexibility. Ideal for independent living, the annex features a bright and spacious lounge, a contemporary kitchen/diner, two comfortable bedrooms, and a wet room. This self contained unit offers a range of possibilities, from providing accommodation for elderly relatives or adult children, to serving as a guest house or home office. The annex is completely separate from the main house, offering privacy and autonomy while still being part of the overall property.

Externally, the property is equally impressive. To the front, a large driveway offers ample off road parking for several vehicles, ensuring convenience for both residents and guests. The rear garden is a true highlight, with expansive paved and decked patio areas that provide the perfect setting for outdoor dining, relaxation, or entertaining. The garden is a fantastic space for enjoying outdoor activities.

This remarkable property is situated in the desirable residential area of Blackley, a location renowned for its family-friendly atmosphere and proximity to a wide range of local amenities. You will find excellent schools, shops, and supermarkets within easy reach, while leisure and fitness facilities cater to a variety of interests. For commuters, the





# ENERGY PERFORMANCE CERTIFICATE

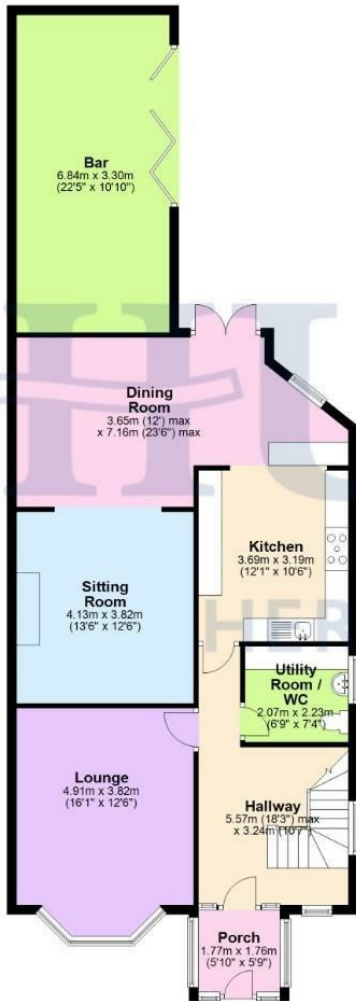
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>		75	82
(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. 111.0 sq. metres (1195.1 sq. feet)



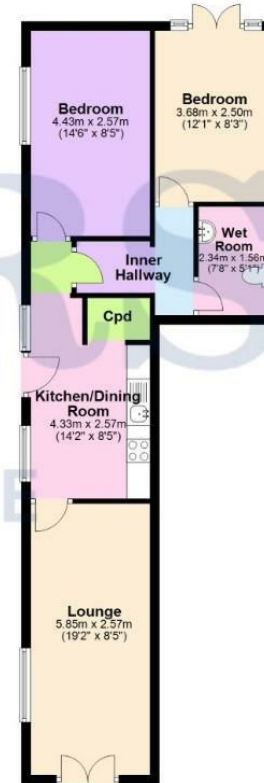
**First Floor**  
Approx. 63.9 sq. metres (687.4 sq. feet)



**Second Floor**  
Approx. 51.9 sq. metres (559.1 sq. feet)



**Annex**  
Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 284.0 sq. metres (3056.5 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>