



3 Tenby Grove, Rochdale

Offers in Region of £294,000





3 Tenby Grove

Rochdale, Rochdale

*** EDWARDIAN CHARACTER VILLA / THREE BEDROOMS / TWO RECEPTION ROOMS / BASEMENT / KITCHEN & FOUR PIECE FAMILY BATHROOM / ORIGINAL FEATURES / SET OVER THREE FLOORS / POTENTIAL TO CONVERT THE ATTIC / LARGE 100FT LAWNED WALL GARDEN / IDEAL FAMILY HOME / VIEWINGS ESSENTIAL ***

Council Tax band: D

Tenure: Freehold

- Character Edwardian Villa
- Two Reception Rooms
- Four Piece Family Bathroom
- Basement
- Original Features
- Family Home
- 100FT Lawned Wall Garden
- Viewings Highly Recommended



Lounge

14' 1" x 17' 2" (4.3m x 5.24m)

Front facing bay window with original leaded glass set in stone mullion frames and front facing entrance door giving access to the large front gardens, radiator, good décor, ceiling coves, picture rail, feature fireplace with open fire, double doors leading through to the dining room, wooden floor.

Dining Room

14' 2" x 13' 10" (4.32m x 4.22m)

Rear facing double glazed original bay window, radiator, good décor, ceiling coves and picture rail, feature fireplace with open fire, wooden flooring, staircase leading to the first floor and access to the kitchen.

Kitchen

13' 6" x 8' 2" (4.11m x 2.5m)

Side facing window and entrance door, access to the private rear yard, radiator, neutral décor with feature decorated wall, fitted kitchen with a good selection of base units, complimentary work surfaces, Belfast sink, space for a range cooker with feature brick surround, fitted storage, wooden flooring. steps leading down to the basement.

Cellar

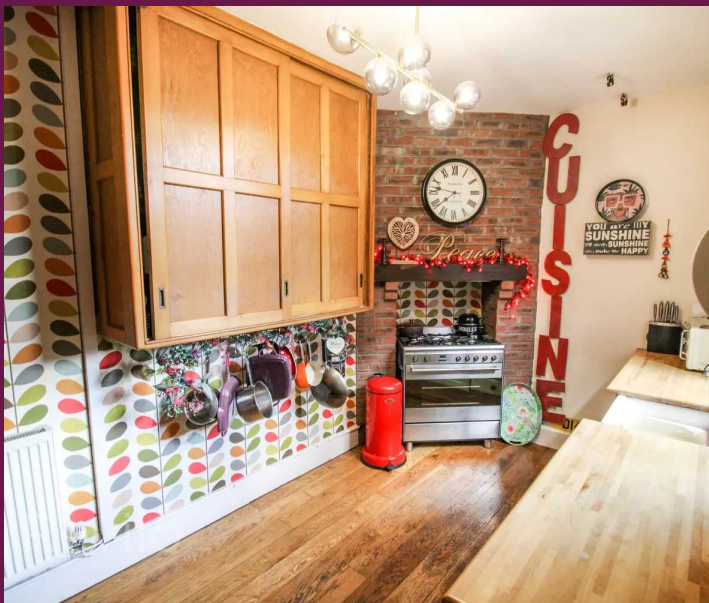
14' 3" x 16' 12" (4.35m x 5.17m)

Front facing window, original stone sink, currently used as storage / utility room but has great potential to add extra living accommodation.

Inner Hallway

2' 9" x 3' 6" (0.83m x 1.06m)

Access via the dining room, staircase giving access to the first floor landing, feature portal window.





First Floor Landing

17' 5" x 5' 5" (5.31m x 1.65m)

Access to the first floor living accommodation, good décor with ceiling coves and dado rail, loft hatch, built in storage.

Bedroom One

14' 3" x 11' 0" (4.35m x 3.36m)

Front facing original sash windows offering views over the front gardens, radiator, neutral décor with feature decorated wall, feature fireplace, double room.

Bedroom Two

14' 3" x 11' 2" (4.34m x 3.4m)

Rear facing original sash window, radiator, good décor with feature decorated walls, feature fireplace, fitted wardrobes, double room.

Bedroom Three

11' 2" x 5' 10" (3.41m x 1.77m)

Front facing original sash window, radiator, neutral décor, picture rail, single bedroom or office/study space.

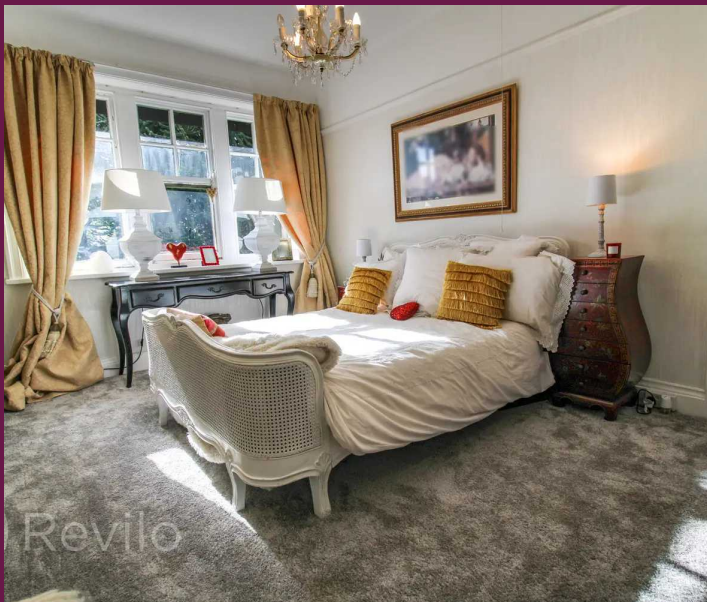
Family Bathroom

13' 5" x 7' 10" (4.09m x 2.4m)

Side facing original sash window, radiator, neutral décor with feature decorated wall, storage cupboard, four piece suite in white comprising briefly of WC, vanity hand basin. roll top bath and large walk in shower, part tiled walls and wood laminate flooring.

Revilo Insight

Tenure: Freehold / Title No: LA105994 / Class Of Title: absolute / Tax Band: D / Parking: On Street Parking.





Externally the property offers a substantial lawned front garden (approx. 110 feet long) paved stepping stone pathway and mature woodland beyond, planting beds, paved patio seating area and side gated access. The whole area is enclosed by a 7ft brick wall providing enhanced security and privacy, the garden really does offer a secret garden atmosphere. The rear of the property offers an enclosed tiled yard, walled boundary and gated access (this space may also be adapted to create private parking space).

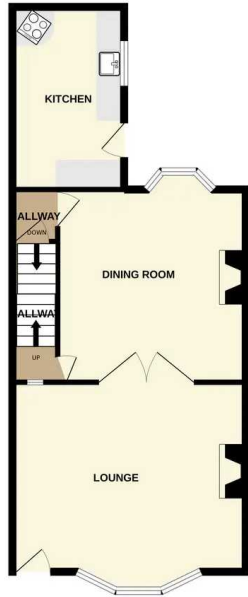
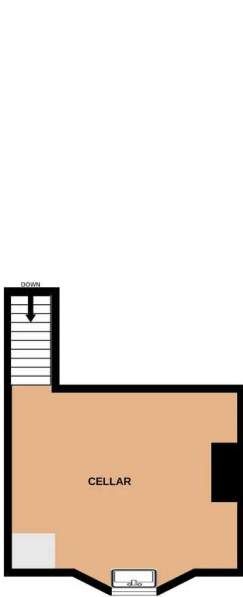
On Street Parking (potential to adapt the rear yard to create a parking space).



BASEMENT
258 sq.ft. (23.9 sq.m.) approx.

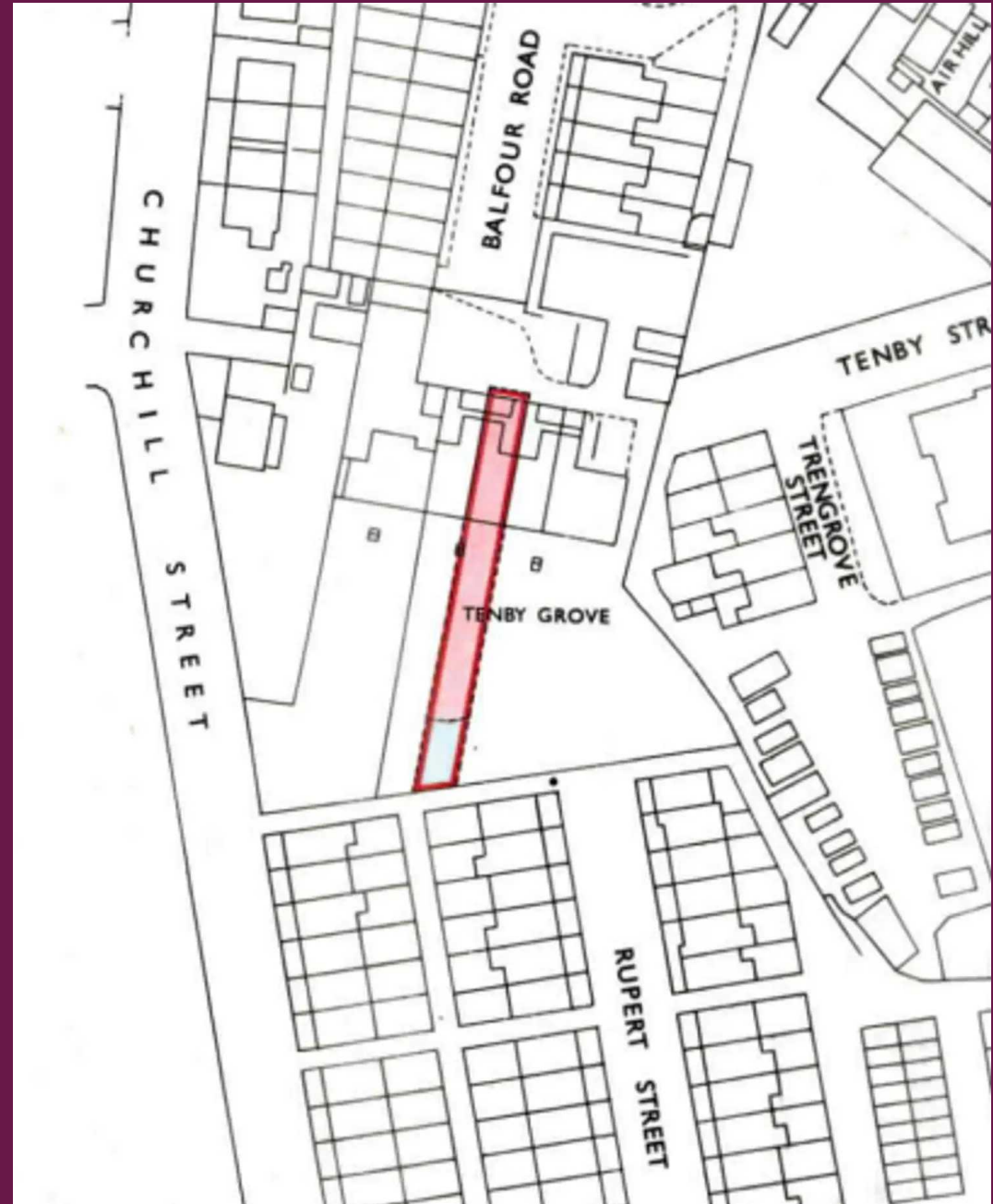
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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