



**385 Edenfield Road  
Cutgate  
Rochdale  
OL11 5YY**

Known as Peke End House a superb stone fronted character property in a row of just 4 houses in this much sought after and extremely convenient location. With the benefit of off-road parking for 2 vehicles and a small garden, this spacious property must be viewed to fully appreciate. In addition to the hall, lounge and dining-kitchen, there is a good sized conservatory. All 3 bedrooms will take double beds and there is a shower as well as bath in the family bathroom. Situated close to Tesco Express and a very short walk to Cutgate Precinct, several primary schools, Oulder Hill Community School and golf course.

The accommodation comprises:

## GROUND FLOOR

Hall: with spindled staircase to first floor.

Lounge: with double doors from dining area. Horseshoe shaped fireplace with open coal effect electric fire.



**£165,000**

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**House - end terrace**

Dining-Kitchen: spacious room with ample space for large table. Fitted wall and base units, integral electric double oven and electric hob, extractor hood and fridge-freezer.

Conservatory: uPVC double glazed lean-to style conservatory with radiator and pleasant aspect over garden.

CELLAR: extending below the hall and part of lounge. Useful storage.

## FIRST FLOOR

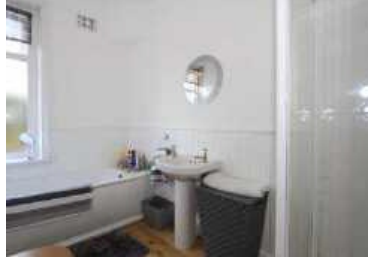
Bedroom 1: with feature fireplace.

Bedroom 2: built-in boiler cupboard. Storage area above landing ceiling.

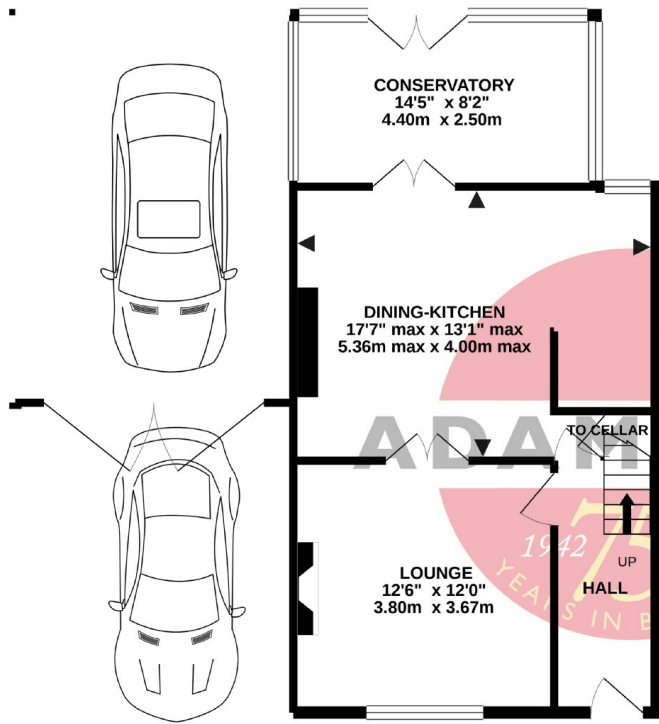
Bedroom 3

Bathroom: 4 piece white suite comprising bath, shower cubicle with plumbed shower, WC and washbasin. Part tongue and grooved walling.

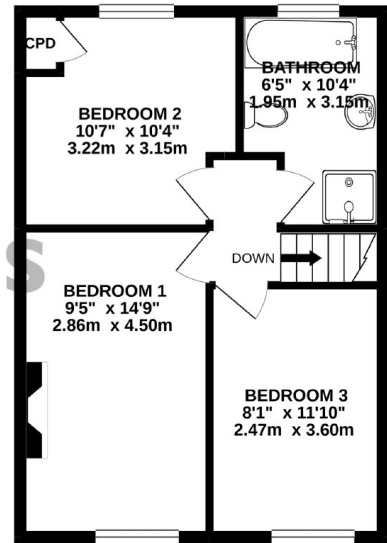
GENERAL: We are advised the property is freehold (with pedestrian right of way for neighbours across back); Council Tax Band B; Gas central heating (combi-condensing boiler); uPVC double glazed (excluding fan light above front door).



GROUND FLOOR



1ST FLOOR



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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