

Chapters



112 ROCHDALE ROAD
SOWERBY BRIDGE

£255,000
FREEHOLD

Located on Rochdale Road in the charming town of Sowerby Bridge, this beautifully renovated semi-detached house offers charm and traditional character. With three bedrooms this property is ideal for growing families or those looking for extra space. The house has a stone-built exterior, which adds to its appeal and charm. Inside the property has been thoughtfully renovated throughout. One of the standout features of this property is the large garden, which offers ample outdoor space for entertaining. Additionally, there is opportunity for off road parking to the rear of the property. Situated in a desirable area, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. In summary, this semi-detached house on Rochdale Road presents a wonderful opportunity for anyone seeking a modern, spacious, and well-located home in Sowerby Bridge. With its attractive features and ample outdoor space, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.



• SEMI DETACHED PROPERTY • RENOVATED THROUGHOUT • THREE
BEDROOMS • DESIRABLE LOCATION

Entrance

Entering through a composite door leads to the staircase to the first floor, doors leading to the living room and kitchen.

Living Room

A spacious living room with double glazed bay window and bespoke shutters to the front of the property, feature electric fireplace with surround and two radiators.

Kitchen Dining Room

Modern kitchen with matching wall and base units, complementary work surfaces, sink and draining board. There is radiator and double glazed window to the rear of the property and integrated appliances such as oven, gas hob, fridge freezer and extractor fan. There is plumbing for a washing machine and another double glazed window to the side of the property and a door leading to understairs storage space.

First Floor Landing

The first floor landing has a loft access point and doors leading to the three bedrooms and the family bathroom.

Bedroom One

Master double bedroom with large double glazed bay window and bespoke shutters to the front of the property. To one wall there are fitted wardrobes giving plenty of storage and two radiators.

Bedroom Two

Double bedroom with a double glazed window to the rear of the property with views of the garden and a radiator.

Bedroom Three

Single bedroom which could be used as a home office, Double glazed window to the side of the property and a radiator.

Bathroom

The Bathroom includes a three piece suite with a low flush WC, washing basin and bath with overhead shower and dual attachments and glass shower screen. There is an automatic light, storage cupboards for storage and partially tiled walls, and a chrome heated towel rail.

External

To the rear of the property there is a beautifully landscaped tiered garden with a patio area. To the front of the property there is a large lawned garden with steps leading up to the front door.



• OFF ROAD PARKING • GOOD SIZED GARDENS • CLOSE TO SCHOOLS AND LOCAL AMENITIES





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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