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Sales & Lettings

Stocksgate, Rochdale, OL12 7LW

£260,000

THREE-BEDROOM FAMILY HOME IN ROCHDALE

Located in the charming area of Norden, this delightful semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen and dining area provide a functional space for culinary pursuits, seamlessly leading into a bright conservatory that bathes the home in natural light, creating a warm and inviting atmosphere.

This property boasts three well-proportioned bedrooms, with the main bedroom featuring the added luxury of an ensuite shower room, ensuring privacy and convenience. The additional bedrooms are perfect for family, guests, or even a home office, catering to a variety of lifestyle needs.

Outside, the property benefits from off-road parking, a valuable asset in today's busy world. The rear garden is laid to lawn and fully enclosed, offering a safe and tranquil space for children to play or for adults to unwind in the fresh air.

This home is not just a place to live; it is a sanctuary that combines practicality with comfort, making it an ideal choice for families or professionals seeking a peaceful retreat in a vibrant community. With its excellent features and prime location, this property is sure to attract interest. Don't miss the opportunity to make this lovely house your new home.

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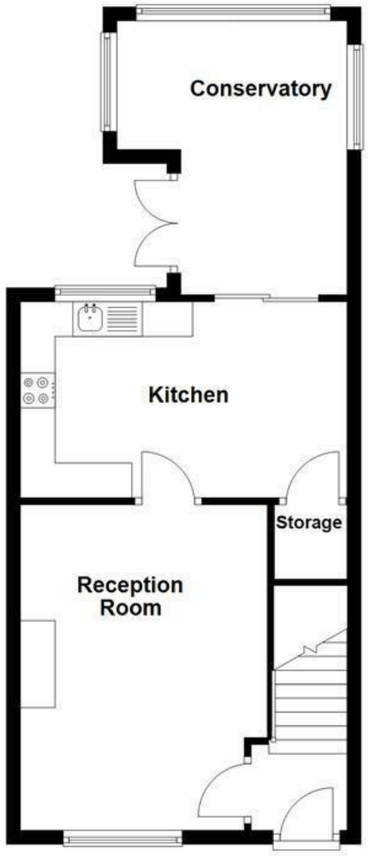
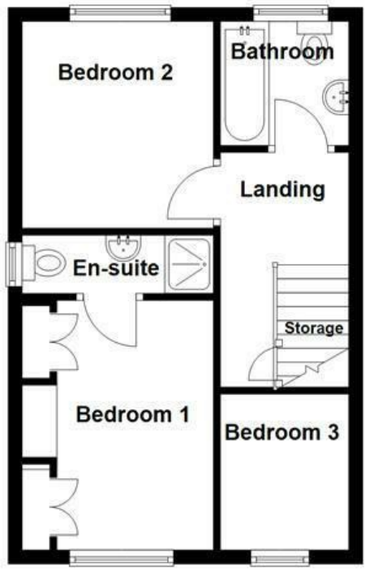
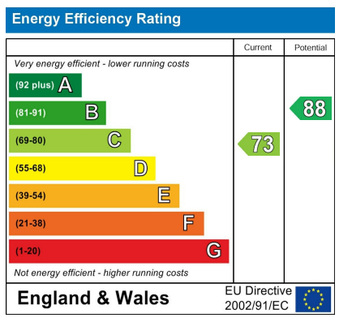
Ground Floor



First Floor





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3 2 1 C

- Tenure Freehold
- Off Road Parking
- Two Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Tree Well Appointed Bedrooms
- Enclosed Garden Space
- EPC Rating C
- Ideal Family Home With Viewing Recommended
- Well Equipped Kitchen/Dining Area

Ground Floor

Entrance
Composite double glazed frosted door to hall.

Hall
4'6 x 4'1 (1.37m x 1.24m)
Central heating radiator, smoke alarm, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room
15'4 x 11'8 (4.67m x 3.56m)
UPVC double glazed window, central heating radiator, coving, living flame gas fire with quartz surround, wood effect laminate flooring and door to kitchen.

Kitchen
15'5 x 9'3 (4.70m x 2.82m)
UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, tiled splash backs, composite sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor fan, integrated dishwasher, tiled effect laminate flooring, door to under stairs storage and UPVC double glazed sliding door to conservatory.

Conservatory
13'11 x 10'9 (4.24m x 3.28m)
UPVC double glazed windows, UPVC double glazed frosted windows, electric heater, spotlights, tiled effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
11'2 x 6'1 (3.40m x 1.85m)
Smoke alarm, loft access, doors to three bedrooms, bathroom and storage.

Bedroom One
11'9 x 9' (3.58m x 2.74m)
UPVC double glazed window, central heating radiator, integrated wardrobe and door to en suite.

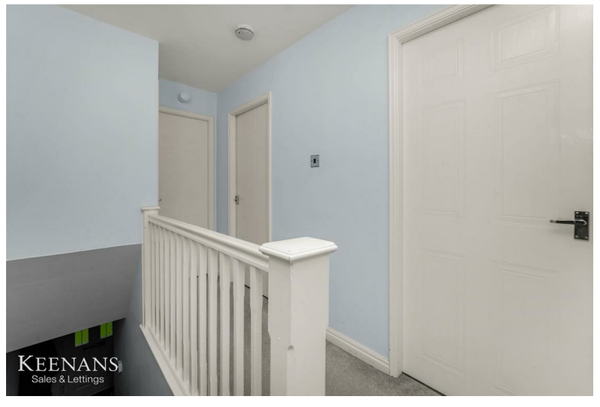
En Suite
9' x 2'9 (2.74m x 0.84m)
UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, spotlights and tiled effect laminate flooring.

Bedroom Two
9'11 x 9' (3.02m x 2.74m)
UPVC double glazed window and central heating radiator.

Bedroom Three
7'4 x 6'1 (2.24m x 1.85m)
UPVC double glazed window and central heating radiator.

Bathroom
6'1 x 5'9 (1.85m x 1.75m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, electric feed shower, spotlights, tiled elevation, extractor fan and tiled effect laminate flooring.

External

Rear
Enclosed laid to lawn garden with paving.

Front
Laid to lawn garden with tarmac drive.