



Rockley Road, Middlewood, S6

Asking Price £325,000

- NO CHAIN
- ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS AND AMENITIES CLOSE BY
- FREEHOLD
- OFF ROAD PARKING
- GREAT POTENTIAL

- CORNER PLOT POSITION
- POPULAR LOCATION
- COUNCIL TAX BAND B - £1,854.28

Rockley Road, Middlewood, S6

NO CHAIN | GREAT POTENTIAL

Located in the popular area of Middlewood, close to excellent local amenities and transport links, this property offers an excellent opportunity for buyers looking to create a home tailored to their own taste and requirements. Occupying a substantial corner plot, the property benefits from off-road parking and a freestanding garage, offering excellent versatility and scope for future use. Internally, the accommodation is well proportioned and comprises an entrance hallway, lounge, kitchen, and a dining room/snug, providing flexible living space that can be adapted to suit a variety of needs. To the first floor are three bedrooms, including a principal bedroom with built-in wardrobe storage, together with a family shower room. Externally, the property continues to impress with an enclosed rear garden, offering a private outdoor space with excellent potential for landscaping or further enhancement, making it ideal for families or those looking to put their own stamp on a home. Overall, the property presents a superb opportunity in a sought-after location.



Council Tax Band: B



ENTRANCE HALLWAY

Entered via a partly obscure glazed entrance door into a welcoming hallway, with obscure glazed panels above and to one side of the door, allowing plenty of natural light to fill the space. Features include carpeted flooring, wall lighting, stairs rising to the first floor, and solid doors leading to the lounge, kitchen, and dining room.

LOUNGE

A generously sized living room providing the perfect space for relaxing evenings with the family. The room features a large bay window to the front elevation allowing for plenty of natural light, together with a decorative fireplace with stone surround creating an attractive focal point. Further features include a ceiling light point and central heating radiator.

KITCHEN

Fitted with a good range of wall, base and drawer units complemented by roll-top work surfaces incorporating a one and a half bowl sink unit with mixer tap and drainer. A window to the rear elevation overlooks the garden. Integrated appliances include an oven and hob with extractor hood above, whilst there is space and plumbing for an upright fridge freezer and washing machine. Further features include part tiled walls, wood-effect vinyl flooring, and a ceiling light point. A partly obscure glazed door provides access to the rear garden, whilst a solid door leads to the cellar which benefits from power and lighting.

SNUG / DINING ROOM

Currently utilised as a snug area, this versatile space could easily be adapted to suit a buyer's individual needs, including use as a formal dining room if desired. Windows to the side and rear elevations allow the room to feel bright and airy, whilst further features include carpeted flooring, a ceiling light point, central heating radiator, and a decorative fireplace with feature brickwork surround.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The primary bedroom is a spacious double room featuring built-in mirrored wardrobes to one wall, providing ample storage space. A large window to the front elevation creates a bright and inviting feel, whilst further features include carpeted flooring, a ceiling light point, and a central heating radiator.

BEDROOM TWO

A further double bedroom featuring a window to the rear elevation, together with a ceiling light point and central heating radiator.

BEDROOM THREE

This versatile space could be used as a home office if desired, featuring a window to the front elevation, carpet flooring, and a ceiling light point.

FAMILY SHOWER ROOM

A newly fitted and spacious family bathroom comprising a WC, wash hand basin set within a vanity storage unit, a bidet, and a generous walk-in shower with wall-mounted shower and pull-down seat, together with a handrail. The room is finished with tiled walls to wet areas and wood-effect vinyl flooring. Additional features include a vertical heated towel rail, wall-mounted storage cupboard, ceiling light point, an obscure window to the rear elevation, and a loft hatch providing access to the roof space.

FIRST FLOOR LANDING AND STAIRS

Carpeted flooring, wall lighting, and solid doors providing access to the three bedrooms and the family shower room.

REAR GARDEN

Solid pathways extend around the property, providing access to the off-road parking area and garage, as well as a central path through the garden leading to the side entrance of the garage. The garden is mainly laid to lawn on either side of the pathway, complemented by mature shrubs and planting, along with a few seating areas ideal for outdoor relaxation. Further features include brickwork borders, with a combination of fencing and brick boundary wall to one side and hedged borders to the remaining aspects.

OFF ROAD PARKING AND GARAGE

Accessed via the side of the property, an iron gate provides access to off-road parking and leads to the garage. A walled boundary and paved pathway continue around to the rear garden, offering convenient access to the property.

FRONT AND SIDE GARDEN

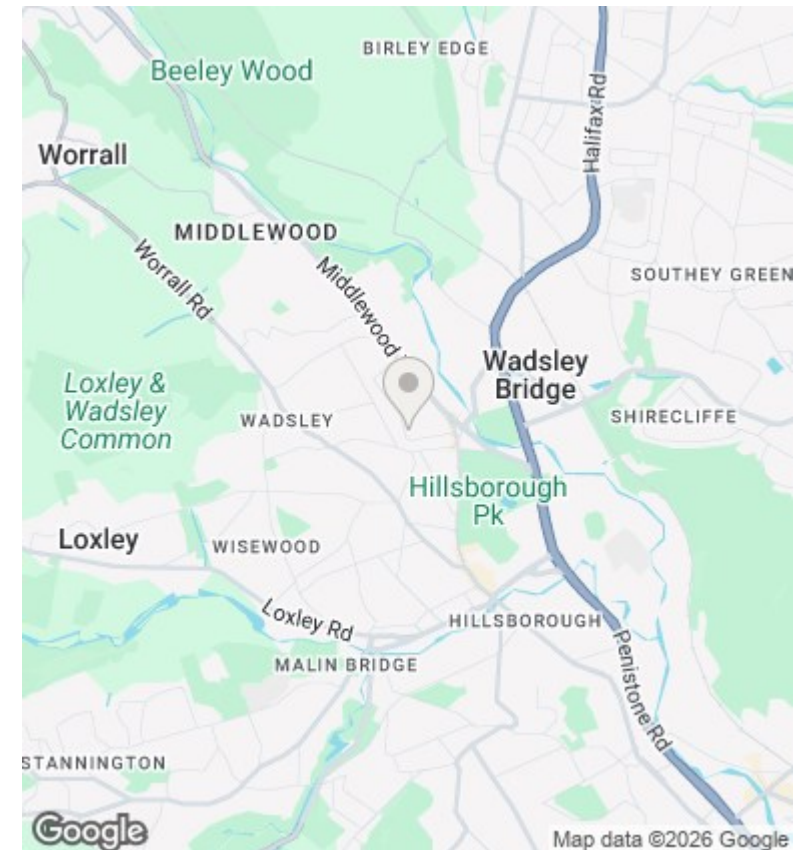
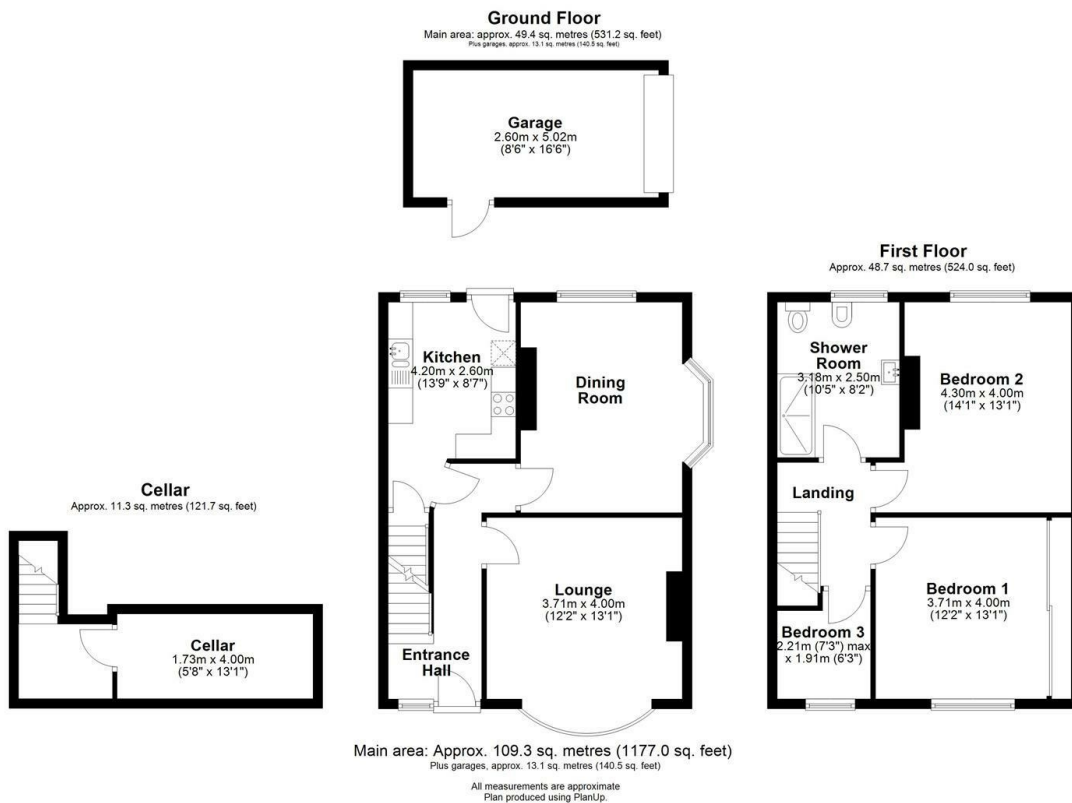
Set on a corner plot, the property benefits from a hedged border wrapping around the frontage and side, providing a good degree of privacy from the road and passers-by. Two access points are provided, including a front entrance and a side access via iron gates, with a paved pathway running around the property leading to both the front entrance and rear garden.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC