



 RESIDE

320 Edenfield Road | Passmonds | Rochdale OL11 5AG

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Situated on the ever-popular Edenfield Road, this attractive stone semi-detached home offers generous accommodation arranged over three levels, combining period character with excellent family living space.

The attractive stone exterior gives a glimpse of the character within, where a welcoming entrance vestibule and hallway lead to a bright and comfortable lounge with feature fireplace, perfect for cosy evenings, and a separate dining room that provides an ideal setting for family meals and entertaining. A modern kitchen is positioned at the rear of the home.

Externally, the property enjoys a garden to the rear, that can also be used as private parking and a detached garage, while the front of the property offers additional parking bays for convenience.

Upstairs you'll find three comfortable bedrooms, including a large main that can easily be split into two bedrooms depending on your family needs, a smaller room that can also be used as a study and a room located on its own floor with dressing room and private wc. A stylish family bathroom serves the remaining rooms.

This charming home is ideally situated for access to local schools, a wide range of amenities, and superb transport links, making it an excellent choice for growing families, commuters, or anyone seeking a home with both practicality and appeal.



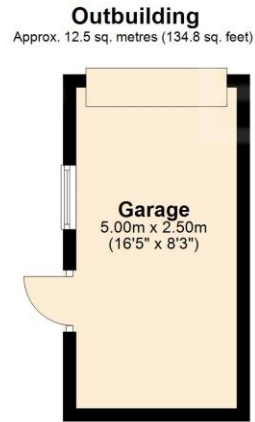
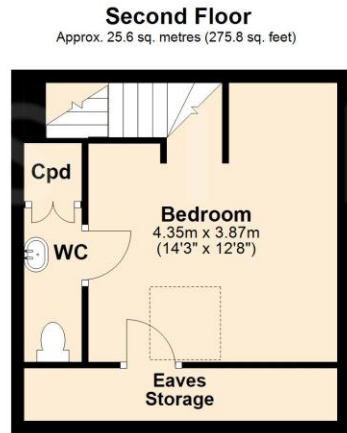
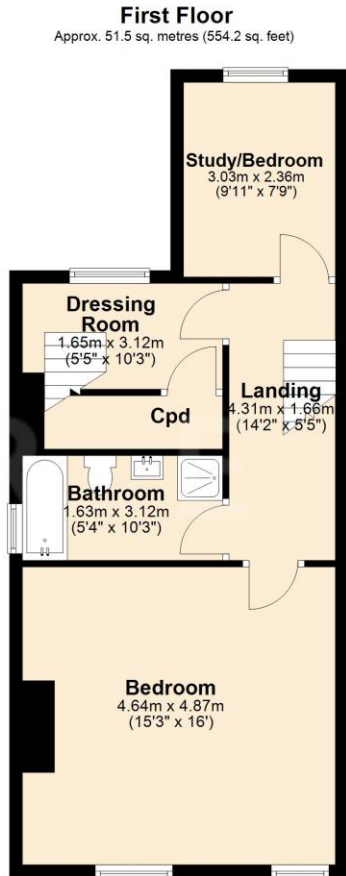
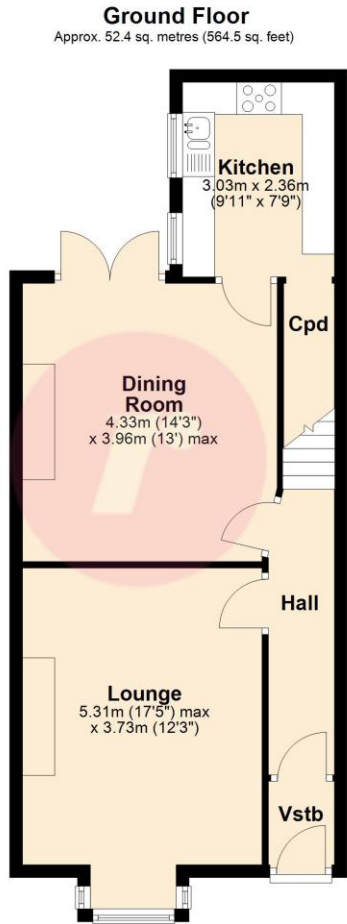
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To view this property call Reside on **01706 356633**





Total area: approx. 142.1 sq. metres (1529.2 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".