

Turf Hill Road, Rochdale OL16 4XG
Offers Over £235,000



ADAMSONS BARTON KENDAL are delighted to present this exceptional three bedroom semi detached home situated in a desirable and sought after location. This immaculately presented home has been recently renovated to an outstanding standard and offers spacious, move in ready accommodation throughout. The generous plot also provides excellent scope for further extension, subject to the necessary planning permissions, making this an ideal home for families looking for additional space both now and in the future.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

The property is ideally positioned for families , with convenient access to Kingsway High School, Rochdale Town Centre and a wide range of local amenities, including the leisure centre and Riverside Shopping Centre. Excellent transport links are also close by, with easy access to the M62 motorway network, as well as a variety of shops, restaurants and other everyday conveniences.

Internally, the property briefly comprises an entrance hallway, a generous through lounge/ diner and a modern kitchen. There is also a useful additional space with excellent potential to be converted into a utility room and / or a downstairs WC.

To the first floor are three generously sized double bedrooms and a modern three- piece family bathroom suite.

The property has been exceptionally well maintained and recently upgraded, featuring new oak doors, new flooring and windows throughout, creating a stylish and contemporary home ready for immediate occupation.

Externally, the property occupies a particularly generous plot. To the front and side is a substantial driveway providing parking for up to three cars, while to the rear is an impressive approximately 90 foot garden. The garden features a decking/seating area, perfect for outdoor dining and entertaining, together with a flagged area and elevated lawn.

The size of the plot also offers great scope for future extension subject to the necessary planning consents, allowing the property to be adapted and further enhanced to suit the needs of a growing family.

Properties of this standard, in such a popular location and offering such a generous plot, are expected to attract significant interest. Early viewing is highly recommended to fully appreciate the accommodation, plot, and considerable potential on offer.

Living Room - 4.40 x 4.12 metres

A beautifully presented family living room featuring a modern multi fuel log burner and a feature panelled wall with brand new carpets.

Kitchen - 3.34 x 3.03 metres

A stunning modern fitted kitchen with high quality integrated appliances including a Neff electric hob and extractor fan, a bosh double oven and grill and a Beko fridge freezer. The sink features an integrated drainer board and a matte black spring neck mixer tap. There are stylish quartz worktops and tiled flooring , as well as spotlight lighting available.

Dining Room - 2.41 x 3.00 metres

A further reception room which is currently utilised as a dining room featuring a fitted wooden breakfast table and UPVC patio doors with metal custom made blinds leading out into the rear garden, carpeted throughout.

Hallway - 2.04 x 3.18 metres

A generous entrance hallway featuring tiled flooring and a black wooden staircase with new carpets. The composite front door is new and in the shade black ash.

Potential Utility - 1.08 x 0.99 metres

A large room which has potential to be converted into a utility room or downstairs WC. The water and drainage are ready.

Bedroom 1: 2.81 x 4.00 metres

A generous double master bedroom featuring new carpets and fitted wardrobe rails.

Bedroom 2: 2.83 x 3.04 metres

A double bedroom with laminate flooring overlooking the rear garden.

Bedroom 3: 2.86 x 3.18 metres

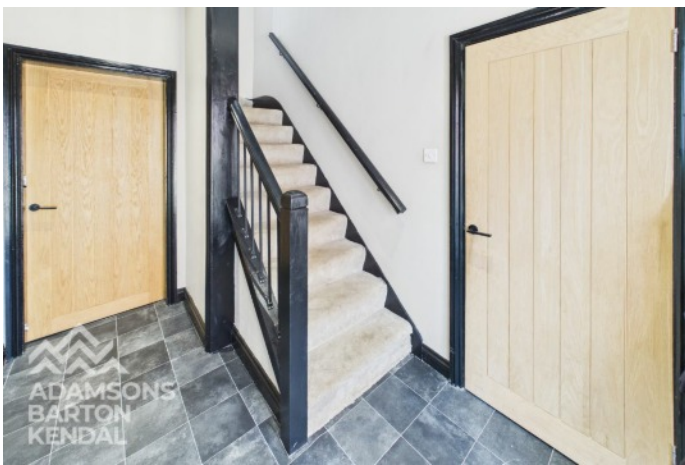
A final double bedroom with laminate flooring.

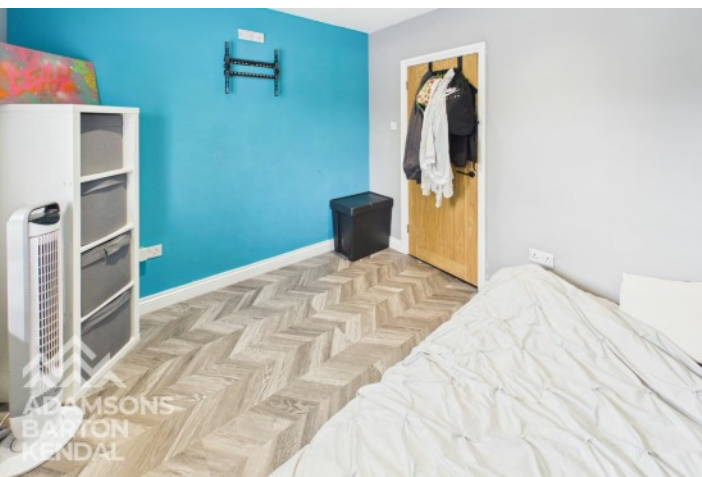
Bathroom : 2.62 x 1.70 metres

A 3 piece family bathroom suite featuring fitted shelves for storage, a bath and overhead power shower, WC and wash hand basin.

Landing: 1.01 x 3.81 metres

Newly carpeted with access to the loft hatch which is partially boarded with drop down ladders.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Additional Information

Council Tax Band - A

Energy Performance Cert - D65

Tenure - Freehold

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