







Rochdale Road, Middleton, Manchester, M24

- NO CHAIN
- BEAUITIFUL REAR GARDEN
- DETACHED GARAGE
- IMPOSING AND ELEVATED POSITION
- EPC RATED D
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO MOTORWAY LINKS
- VIEWING RECOMMENDED!

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Asking Price £320,000

NO CHAIN & LOTS OF POTENTIAL. Situated on Rochdale Road in the popular area of Middleton, Manchester, this charming semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, it offers comfortable living for all.

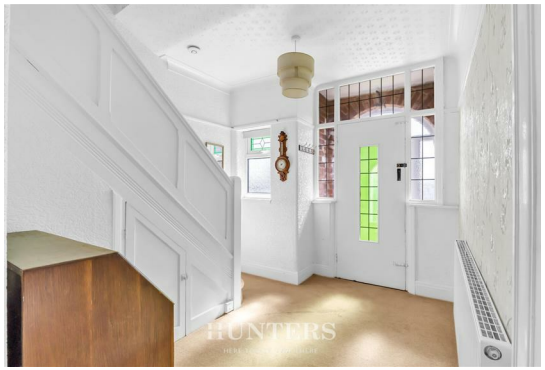
One of the standout features of this home is the large and well-maintained rear garden, which not only serves as a delightful outdoor space but also presents the potential for future extension, allowing you to tailor the property to your needs. The garden is perfect for children to play in or for hosting summer gatherings.

Conveniently located, this property is in close proximity to reputable schools and essential motorway links, making it an ideal choice for those who commute or seek a vibrant community. Additionally, the property benefits from off-road parking, providing space for multiple vehicles, which is a significant advantage in this area.

This semi-detached house is a wonderful blend of comfort, potential, and convenience, making it a must-see for anyone looking to settle in a thriving part of Manchester.

EPC Rated: C
Tenure: Leasehold - 907 years remaining
Ground rent: £5 PA
Part of the garden rent: £348.75 PA
Council tax band: D

Disclaimer - AI has been used to enhance some images.








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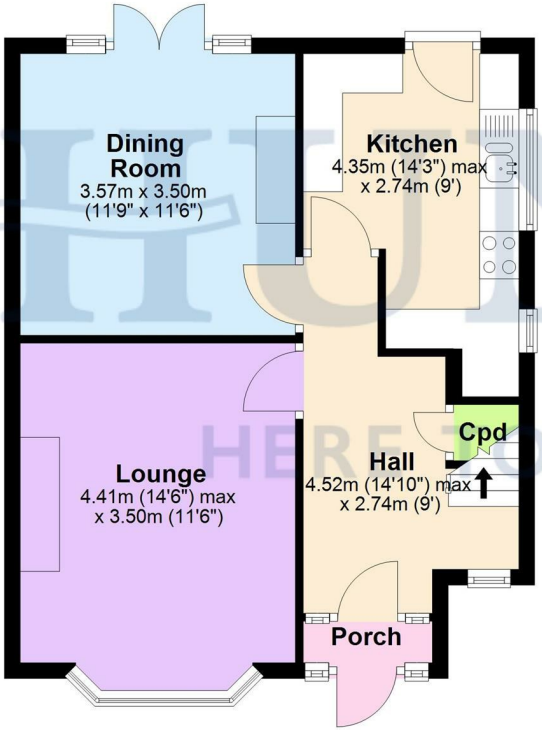

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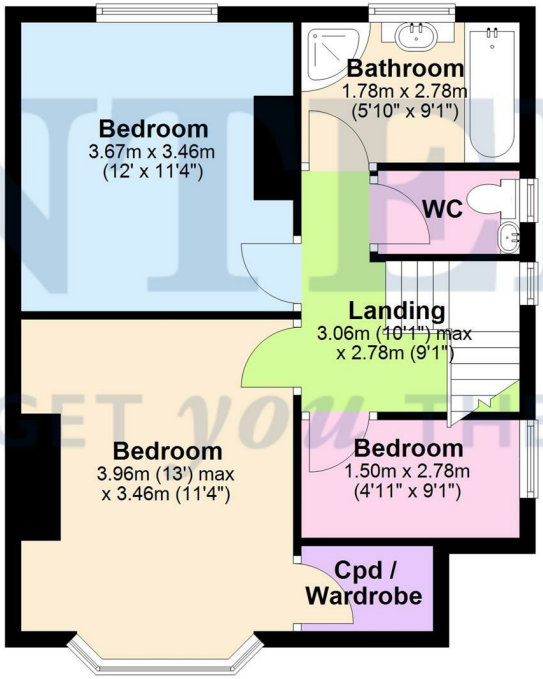
Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



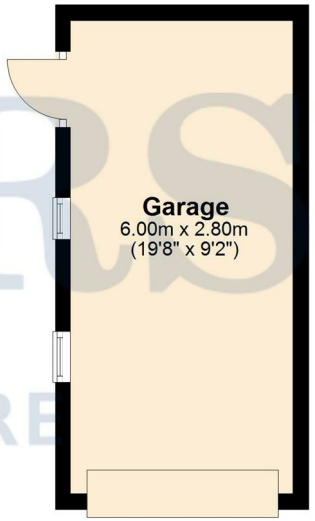
First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Outbuilding

Approx. 16.8 sq. metres (180.9 sq. feet)



Total area: approx. 112.7 sq. metres (1213.4 sq. feet)

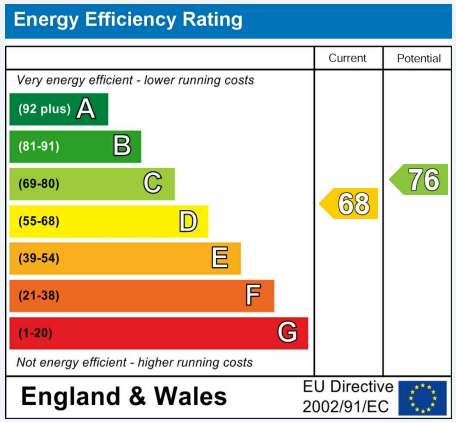
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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The Property Ombudsman