







Rochdale Road, Middleton, Manchester, M24

- NO CHAIN
- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- EPC RATED D
- FOUR BEDROOMS OVER THREE FLOORS
- DETACHED GARAGE AVAILABLE (OPTIONAL)
- POPULAR MIDDLETON LOCATION
- EASILY MAINTAINED REAR GARDEN
- VIEWING RECOMMENDED

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Asking Price £275,000

Hunters are pleased to offer for sale this well presented and deceptively spacious four bedroom terraced property, situated on Rochdale Road in the popular area of Middleton, Manchester. Offered for sale with no onward chain, this attractive family home is arranged over three floors and offers generous and versatile accommodation throughout, making it an excellent choice for growing families or those looking for additional space.

Upon entering, the property welcomes you into a spacious lounge, featuring a bay fronted window and an attractive fireplace, creating a lovely setting to relax. Double doors lead through to a second reception room, providing an excellent dining or entertaining space, with further access through to the kitchen.

The kitchen is fitted with a range of modern white units, ample worktop space and room for appliances, alongside a useful breakfast bar area. French doors provide direct access to the rear garden, allowing plenty of natural light into the space. A ground floor WC adds further convenience.

To the first floor, there are two generously proportioned bedrooms and a spacious family bathroom. The second floor offers two further bedrooms within the converted loft space, both benefiting from Velux style roof windows, along with useful eaves storage.

Externally, the property benefits from an enclosed rear garden, featuring a combination of paved and lawned areas, providing a pleasant outdoor space for relaxing and entertaining. The garden offers a good degree of privacy and can be accessed directly from the kitchen via French doors. The garden is situated on land rented from Rochdale Borough Council, with a current annual charge of £205, subject to a 3% annual increase. Please note that the garden land is council owned and does not form part of the property's ownership.

A further benefit is the availability of a detached garage, situated on a separate council rented plot. The garage is optional and the property can be purchased without it, giving buyers the flexibility to decide whether this additional facility is required.

Situated in a convenient Middleton location, the property is well placed for a range of local amenities, schools and everyday shopping facilities. There are also excellent transport links providing access into Manchester city centre and surrounding areas, making this an ideal location for commuters.

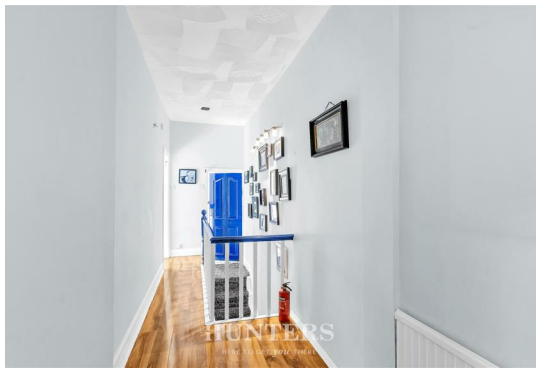
This is a fantastic opportunity to purchase a spacious four bedroom family home with versatile living accommodation, outdoor space and the added benefit of an optional garage.

Tenure: Leasehold – approximately 885 years remaining.
Ground rent: £2 per annum.
Rear garden rental: £205 per annum, subject to a 3% annual increase.
Garage plot rental: £320.40 per half yearly. The garage is optional and the property can be purchased without it.
EPC rating: D.
Council Tax Band: B








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Total area: approx. 152.8 sq. metres (1644.8 sq. feet)

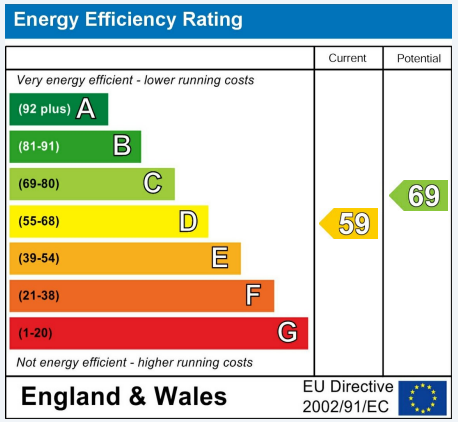
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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