

Edenfield Road, Rochdale OL12 7NH

Asking Price £295,000



ADAMSONS BARTON KENDAL are delighted to introduce this immaculately presented three-bedroom semi-detached family home in the Passmonds area. Positioned ideally close to a range of local amenities, the property benefits from easy access to Cutgate Shopping Precinct, as well as highly regarded schools including Caldershaw, St Vincent's and Oulder Hill. It is also conveniently situated on a popular bus route providing direct links to Rochdale town centre.

Viewing Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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This home stands out from others in the area, with the current owners having thoughtfully converted the front garden into a driveway providing off-road parking for two vehicles. To the rear, the property further benefits from an additional parking space and a detached single garage complete with electricity. Occupying a generous corner plot, the property also offers side access via a gate onto Baildon Road and presents excellent potential to extend (subject to the relevant planning permissions). Externally, there are well-maintained paved areas to the side and rear, alongside a lawned garden with access to the garage.

Internally, the property boasts a grand entrance hallway with a useful vestibule. There are two reception rooms, including a cosy front lounge featuring a bay window with shutter blinds, and a spacious rear reception room currently used as a dining area, complete with a gas fireplace and patio doors leading out to the garden. The kitchen is generously sized and fully fitted, offering integrated appliances including a fridge freezer, microwave, oven and hob.

To the first floor is a spacious landing. The master bedroom is particularly impressive in size and offers potential to be reconfigured into four bedrooms if desired. It features fitted wardrobes, a dedicated dressing area, and a stylish en-suite accessed via an archway with sliding doors, comprising a free-standing shower, vanity sink unit and WC. The remaining two bedrooms are both generous doubles, each benefiting from fitted wardrobes and desk areas. The family bathroom is modern and beautifully presented, fitted with a three-piece suite and a shower over the bath.

This property represents a perfect family home and is expected to attract significant interest due to its unique plot and excellent presentation.





Additional Information

Council Tax Band - C

Energy Performance Cert - C70

Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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