

## King Street South, Rochdale, OL11 3TR

### Offers In Excess Of £350,000

A STUNNING FIVE BEDROOM END OF TERRACE PROPERTY

Located in the desirable area of King Street South, Rochdale, this impressive end-terrace house offers a perfect blend of modern living and spacious comfort. With five well-appointed bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two generous reception rooms, each adorned with luxurious decor that creates an inviting atmosphere. The modern kitchen dining room is a highlight, providing a stylish and functional space for family meals and entertaining guests. Additionally, a separate utility area enhances convenience, making daily chores a breeze.

The property boasts two bathrooms, including a deceptively spacious downstairs shower room, ensuring that morning routines run smoothly for everyone. The first floor features three double bedrooms, complemented by a contemporary shower room, while the second floor offers two more bedrooms, perfect for children, guests, or even a home office.

One of the standout features of this home is the large and versatile basement, which presents endless possibilities for use as a playroom, gym, or additional storage space. Outside, the front and rear yards provide outdoor areas for relaxation and play, making it a great family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# King Street South, Rochdale, OL11 3TR

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 5  2  2  C

- End Terraced Property
- Two Bathrooms
- On Street Parking
- EPC Rating: C
- Five Bedrooms (With Potential To Convert To Six)
- Fitted Kitchen
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: C

## Ground Floor

### Vestibule

4'4 x 4'1 (1.32m x 1.24m)

UPVC double glazed frosted entrance door, coving, tiled floor and door to hall.

### Hall

25'3 x 6'7 (7.70m x 2.01m)

Two upright central heating radiators, coving, quartz tiled floor, stairs to first floor and doors to two reception rooms and kitchen.

### Reception Room One

15'6 x 13'7 (4.72m x 4.14m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, TV point and solid wood effect flooring.

### Reception Room Two

16'6 x 11'7 (5.03m x 3.53m)

UPVC double glazed window, coving, wall mounted electric fire, TV point and solid wood effect flooring.

### Kitchen

16'2 x 14'11 (4.93m x 4.55m)

UPVC double glazed window, upright central heating radiator, wood panel wall and base units, granite worktops, inset stainless steel sink with high spout mixer tap and draining ridges, Rangemaster oven and five burner gas hob, extractor hood, tiled splash back, integrated dishwasher, under unit spotlights, TV point, tiled floor, door to stairs for lower ground floor and door to utility room.

### Utility Room

9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed frosted window, central heating radiator, spotlights, plumbing for washing machine, space for fridge freezer, PVC panel ceiling, tiled floor, door to shower room and UPVC frosted door to rear.

### Shower Room

12'3 x 3'2 (3.73m x 0.97m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in enclosure, extractor fan, tiled elevation and tiled floor.

## Lower Ground Floor

## Cellar

15'9 x 14'10 (4.80m x 4.52m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to storage.

## First Floor

### Landing

28'6 x 6'4 (8.69m x 1.93m)

Velux window, upright central heating radiator, stairs to second floor and doors to three bedrooms and shower room.

### Bedroom One

15'3 x 14'7 (4.65m x 4.45m)

Two UPVC double glazed window, central heating radiator, upright central heating radiator, coving, fitted wardrobes and wood effect flooring.

### Bedroom Two

15'10 x 11'7 (4.83m x 3.53m)

UPVC double glazed window, upright central heating radiator, coving, fitted wardrobes and wood effect flooring.

### Bedroom Three

14'5 x 11'9 (4.39m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

### Shower Room

10'3 x 5'10 (3.12m x 1.78m)

UPVC double glazed frosted window, central heating radiator, coving, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in enclosure, PVC panel ceiling, tiled elevation and tiled floor.

## Second Floor

### Landing

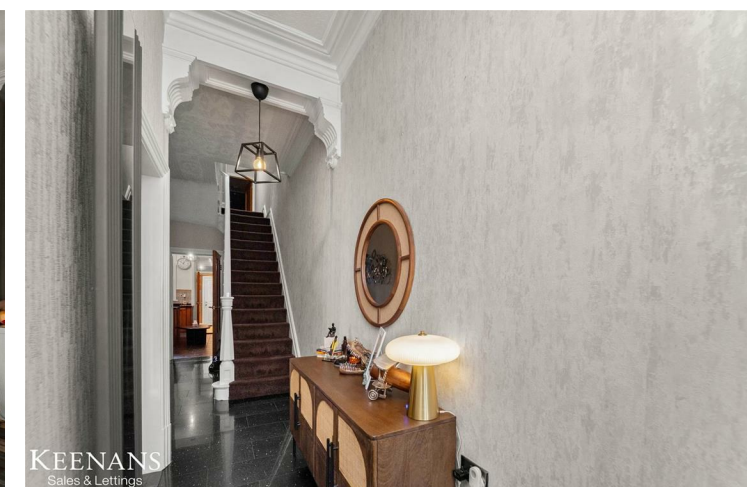
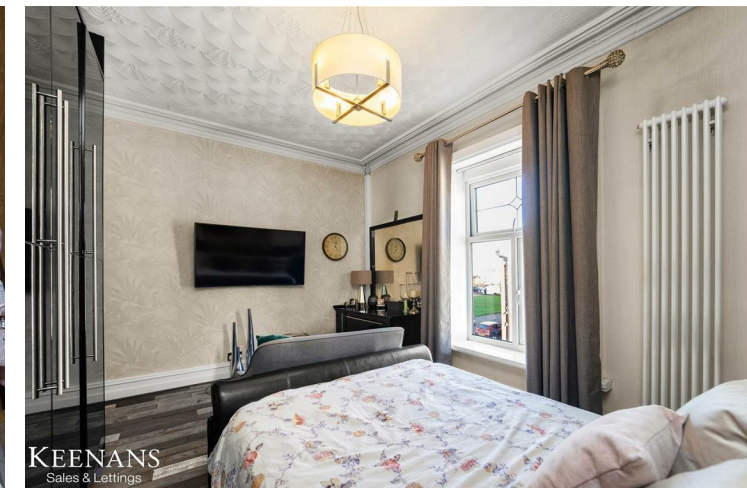
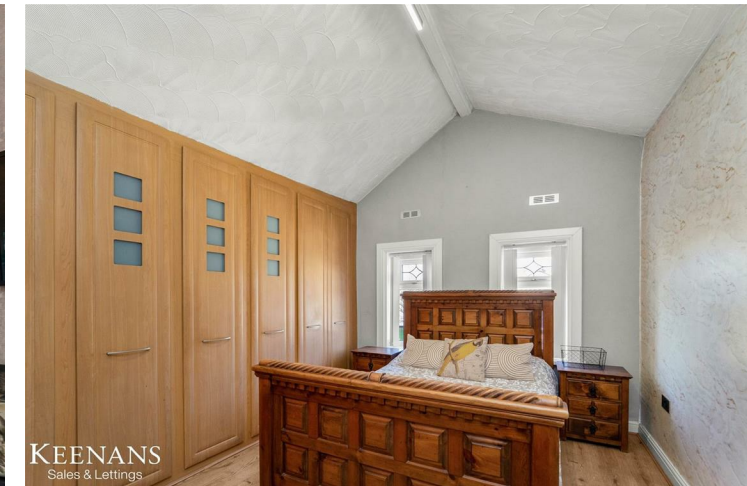
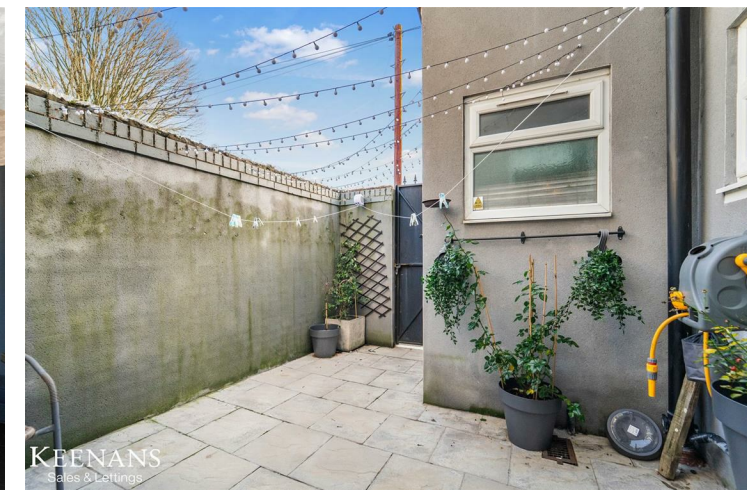
18'11 x 5'4 (5.77m x 1.63m)

Eaves storage and doors to two bedrooms.

### Bedroom Four

14'8 x 12'9 (4.47m x 3.89m)

Two UPVC double glazed windows, fitted wardrobes and wood effect flooring.



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