



**Manchester Road  
Rochdale OL11 3RB  
Offers invited in excess of £425,000**

**ADAMSONS BARTON KENDAL** are delighted to introduce this impressive five bedroom family home, occupying a private corner plot and set over three spacious floors. This substantial semi-detached residence is perfectly positioned just a stone's throw from excellent local amenities including Rochdale Leisure Centre, convenient transport links, bus routes and motorway connections, as well as highly regarded schools such as Beech House. Offering generous and versatile living accommodation throughout, this wonderful home is ideal for growing families seeking space, comfort and convenience in a highly popular location.

Upon entering, you are welcomed by a bright and inviting entrance hall which leads to two separate reception rooms, providing flexible living space for relaxing and entertaining. The ground floor also benefits from a contemporary shower room and a large conservatory, currently utilised as a dining area, which enjoys delightful views over the gardens and creates a seamless connection between indoor and outdoor living. The property is well maintained and benefits from gas central heating and double glazing throughout, ensuring warmth and efficiency all year round.

Across the upper floors, the home offers five generous double bedrooms, providing ample space for family members, guests, or home office use. The layout over three floors enhances the sense of space and allows for adaptable living arrangements to suit a variety of needs.

Externally, the property truly excels. Set on a private corner plot, it boasts lawned gardens to both the front and rear, bordered by tall hedges which create a wonderful sense of privacy and seclusion. In addition, there are two useful outhouses and two single garages, offering fantastic potential for hobby rooms, workshops, or excellent work-from-home spaces. On-street parking is readily available, and the property is offered freehold.

This is a rare opportunity to acquire a substantial and versatile family home in a sought-after area, combining generous accommodation, privacy and superb convenience. Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

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## THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Ground Floor

Entrance Hall - 1.60m x 4.56m

Shower Room - 2.66m x 1.83m

Inner Hallway - 2.66m x 3.63m

Dining Room - 4.17m x 5.29m

Kitchen - 4.17m x 4.36m

Lounge - 5.56m x 4.36m

Conservatory - 9.17m x 2.70m

### First Floor

Bedroom - 4.17m x 5.32m

Bathroom - 2.66m x 2.17m

Bedroom - 4.17m x 4.36m

Bedroom - 4.90m x 4.36m

Landing - 2.66m x 3.14m

### Second Floor

Bedroom - 4.17m x 4.76m

Bedroom - 4.17m x 3.26m

### Outbuildings

Garden Room - 3.39m x 2.65m

Garden Room - 3.39m x 3.13m

Garage - 3.39m x 3.70m

Garage - 2.46m x 3.70m



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**Council Tax Band**

E

**Energy Performance Rating**

D63

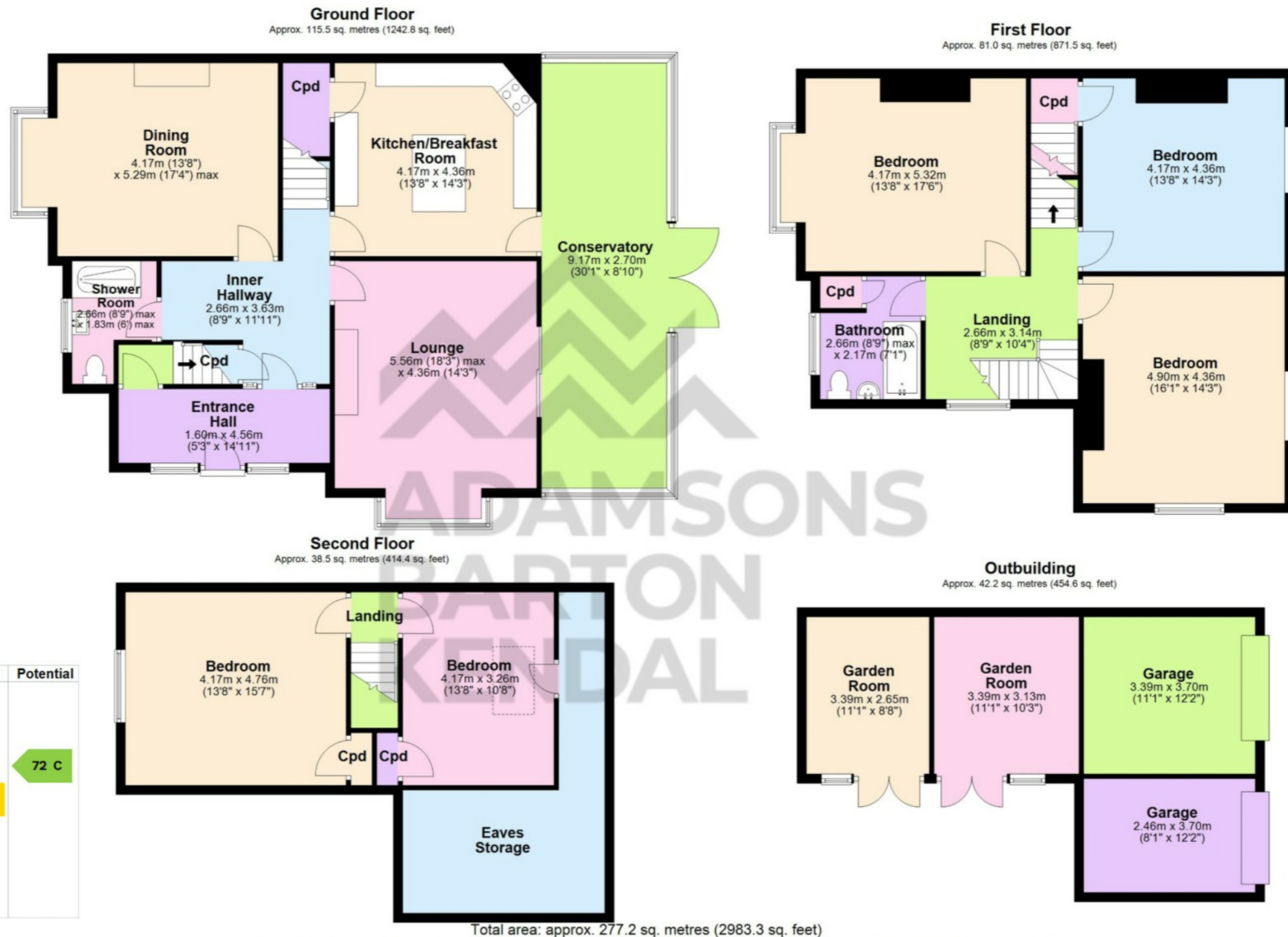
**Tenure**

Freehold



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 277.2 sq. metres (2983.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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