



**72 Jones Way, Rochdale, OL16 4FX**  
**£229,995**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Rochdale. Benefiting from a private rear garden, en-suite shower room and gas central heating.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks. To the first floor 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £280pa

Council tax band - C

### GROUND FLOOR

**Lounge 15'1" x 12'3" (4.60m x 3.74m)**

Carpet flooring with bay fronted window and blind

**Kitchen/diner 15'6" x 10'11" (4.74m x 3.33m)**

High quality vinyl tile flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

**WC/cloaks**

2 piece bathroom suite in white with tiled decor

### FIRST FLOOR

**Bedroom 10'3" x 10'8" (3.14m x 3.26m)**

Carpet flooring with window to the the rear elevation and fitted wardrobes

**En-suite 6'11" x 4'6" (2.11m x 1.38m)**

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

**Bedroom 12'9" x 8'0" (3.89m x 2.46m)**

Carpet flooring with window to the front elevation

**Bedroom 7'4" x 7'1" (2.25m x 2.17m)**

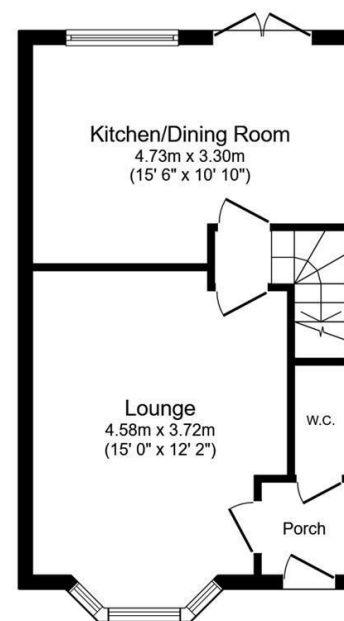
Carpet flooring with window to the front elevation

**Bathroom 7'0" x 7'1" (2.15m x 2.16m)**

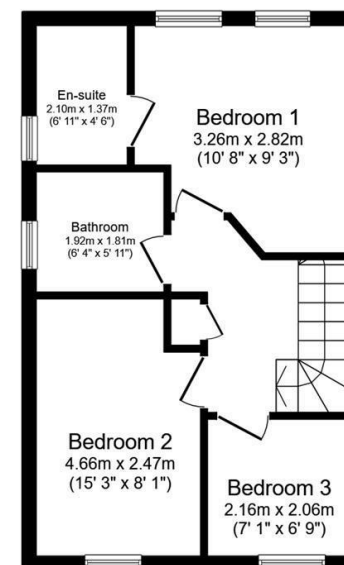
High quality vinyl flooring with 3 piece bathroom suite in white and heated towel rail

### EXTERNAL

Private rear garden with patio area and laid to lawn. Parking to the front of the property for 2 vehicles.



Ground Floor  
Floor area 38.6 sq.m. (415 sq.ft.)



First Floor  
Floor area 37.7 sq.m. (406 sq.ft.)

Total floor area: 76.3 sq.m. (822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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