



## 35 ROCHDALE ROAD

SCUNTHORPE, DN16 3JQ

£185,000  
FREEHOLD

A spacious three bedroom semi-detached home on Rochdale Road in the sought-after area of Ashby, Scunthorpe, positioned in a quiet cul-de-sac corner and offering generous living space, ample parking and a great size rear garden.



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## 35 ROCHDALE ROAD

### DESCRIPTION

THREE BEDROOM SEMI-DETACHED HOME – CUL-DE-SAC CORNER POSITION – SOUGHT AFTER ASHBY LOCATION – DRIVEWAY & GENEROUS REAR GARDEN

Situated on Rochdale Road in the highly desirable area of Ashby, Scunthorpe, this three bedroom semi-detached home occupies a pleasant corner position within a cul-de-sac, making it ideal for families and first-time buyers alike. The property benefits from a fantastic location close to local amenities, reputable schools and everyday conveniences.

Step inside into the welcoming entrance hallway, where you will find stairs rising to the first floor and doors leading to the lounge and kitchen.

The spacious front-facing lounge enjoys a large window allowing plenty of natural light and features an electric fire with surround, creating a cosy focal point.

Stretching across the rear of the property is the open-plan kitchen and dining area. The dining space offers plenty of room for a dining table and chairs as well as casual seating, with French doors opening directly onto the rear garden - perfect for entertaining and family living.

The L-shaped kitchen is fitted with a range of shaker-style wall and base units complemented by stylish worktops and tiled splashbacks. There is an integrated oven and hob along with space for additional appliances. The kitchen also provides access to a handy separate WC and a side exit door.

To the first floor, there are three good-sized bedrooms - two generous doubles and a well-proportioned single bedroom.

The family shower room is fitted with a vanity sink unit, WC and a large walk-in shower, finished in a modern style.

Externally, to the front of the property there is a large block-paved driveway providing ample off-road parking, along with gated side access.

The rear garden is a fantastic size and offers a lawned area, raised patio seating area, second patio space, two timber garden sheds and a greenhouse. There is plenty of space for children to play, gardening enthusiasts to enjoy or simply to relax outdoors.

A superb opportunity to purchase a well-positioned family home in one of Ashby's most popular residential areas.

### ENTRANCE HALLWAY

Welcoming entrance space with stairs rising to the first floor and doors leading to the lounge and kitchen.

### LOUNGE

A spacious front-facing reception room with large window allowing plenty of natural light. Feature electric fire with surround creating a cosy focal point.

### KITCHEN

L-shaped and fitted with a range of shaker-style wall and base units with complementary worktops and tiled splashbacks. Integrated oven and hob. Space for additional appliances. Door leading to separate WC and side exit access.

### DINING AREA

Open plan to the kitchen with ample space for dining table, chairs and casual seating. French doors opening directly onto the rear garden.

### GROUND FLOOR WC

Fitted with low-level WC and wash hand basin.



## FIRST FLOOR LANDING

Providing access to all three bedrooms and the family shower room.

## BEDROOM ONE

A good-sized double bedroom overlooking the rear garden.

## BEDROOM TWO

A generous double bedroom positioned to the front elevation.

## BEDROOM THREE

A well-proportioned single bedroom ideal as a child's bedroom, nursery or home office.

## FAMILY SHOWER ROOM

Modern suite comprising large walk-in shower, vanity sink unit and WC.

## OUTSIDE

### FRONT

Large block-paved driveway providing ample off-road parking. Gated side access to the rear garden.

### REAR GARDEN

A generous enclosed garden mainly laid to lawn with raised patio area and additional paved seating space. Two timber garden sheds and a greenhouse. Plenty of space for outdoor entertaining, gardening and family enjoyment.

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## ADDITIONAL INFORMATION

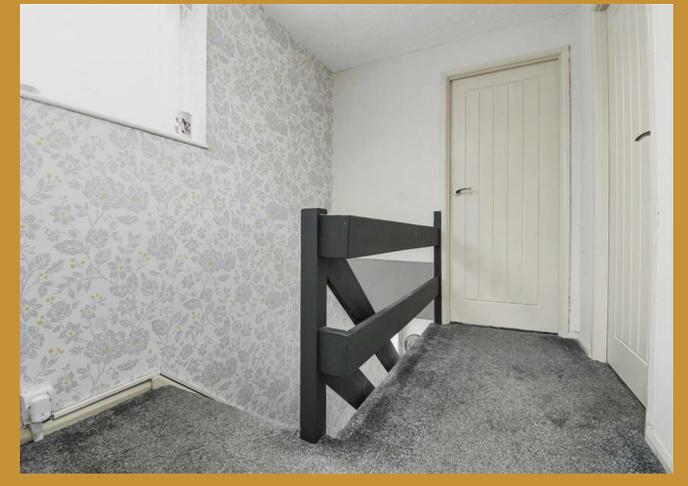
Local Authority –

Council Tax – Band A

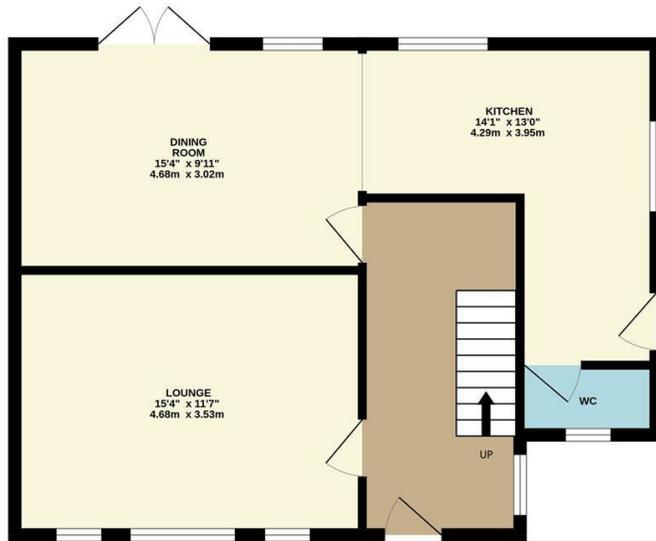
Viewings – By Appointment Only

Floor Area – 1063.00 sq ft

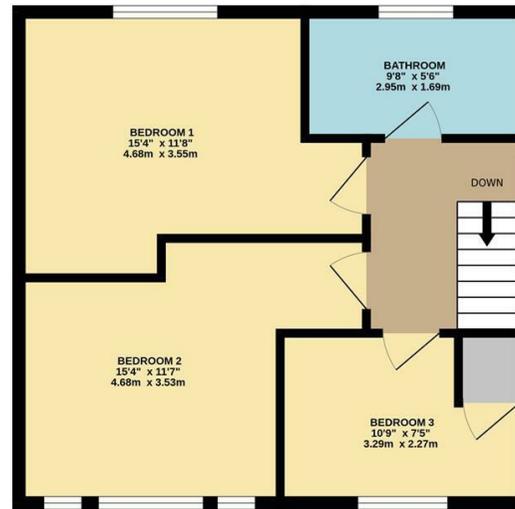
Tenure – Freehold



GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.

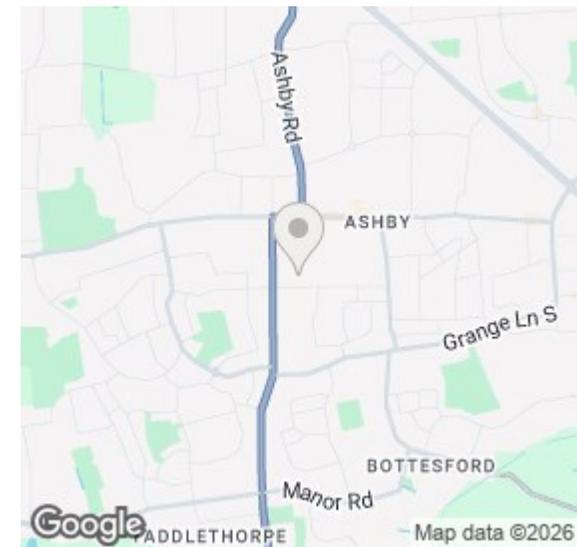


1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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