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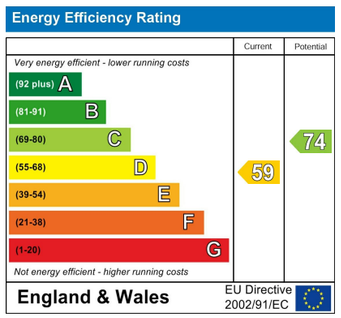












Manchester Road, Rochdale, OL11 2XJ

Offers Over £190,000

A DECEPTIVELY SPACIOUS THREE BEDROOM TERRACE HOME

Situated on Manchester Road in Rochdale, this deceptively spacious mid-terrace house offers an excellent opportunity for first-time buyers or small families seeking to create their dream home. Spanning four floors, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms provide ample space for relaxation and rest. A cellar on the lower ground floor provides a great storage space or potential for conversion subject to any relevant planning permissions.

One of the standout features of this home is the low-maintenance rear yard, which includes a detached single garage and an additional garden area, ideal for outdoor activities or simply unwinding in the fresh air. The property presents a blank canvas, allowing new owners to infuse their personal style and make it truly their own.

Situated in a convenient location, this home offers easy access to local amenities and transport links, making it an ideal choice for those looking to balance comfort and practicality. With its generous space and potential for personalisation, this property is a wonderful opportunity to transform a house into a cherished home. Don't miss the chance to view this charming terraced house and envision the possibilities it holds.

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- Tenure Leasehold
- On Street Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- EPC Rating D
- Spanning Four Floors
- Low Maintenance Rear Yard With Single Garage

Ground Floor

Entrance
Composite door to vestibule.

Vestibule
3'4 x 3'3 (1.02m x 0.99m)

Cornice coving and door to hall.

Hall
13'1 x 3'4 (3.99m x 1.02m)

Central heating radiator, cornice coving, corbels, stairs to first floor, doors to reception room one and reception room two.

Reception Room One
12'7 x 11'5 (3.84m x 3.48m)

UPVC double glazed window, central heating radiator, ceiling rose and cornice coving.

Reception Room Two
13'7 x 12'2 (4.14m x 3.71m)

UPVC double glazed window, central heating radiator, coving, seven feature wall lights, cast iron stove, flag hearth, door to kitchen and door to lower ground gloor.

Lower Ground floor

Cellar
12'3 x 11'1 (3.73m x 3.38m)

Kitchen
16' x 7'4 (4.88m x 2.24m)

Two UPVC double glazed windows, central heating radiator, wall and base units, granite work top, ceramic sink with draining board and mixer tap, oven in a high rise unit, four ring electric hob, extractor hood, tiled splash back, space for fridge and freezer, plumbed for dishwasher, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing
Stairs to second floor, doors to two bedrooms and bathroom.

Bedroom One
15'3 x 12'10 (4.65m x 3.91m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Two
13'7 x 10'1 (4.14m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom
9'1 x 7'5 (2.77m x 2.26m)

UPVC double glazed window, hard wood single glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, urinal, flagstone bath with mixer tap and wall mounted boiler.

Second floor
Door to bedroom.

Bedroom Three
22'3 x 15'2 (6.78m x 4.62m)

UPVC double glazed dormer window, two central heating radiators, partial vinyl flooring and under eaves storage.

External

Rear
Paved, single detached garage and garden area.

Front
Bedding areas.