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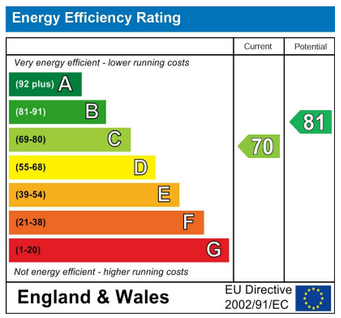












Whalley Road, Rochdale, OL12 7NB

Offers Over £210,000

Nestled on Whalley Road in the charming town of Rochdale, this delightful mid-terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The garden is a standout feature, providing a lovely outdoor space that includes room for both a summer house and a shed, allowing for versatile use whether for leisure or storage. The modern touches throughout the home enhance its appeal, ensuring a blend of contemporary living with the warmth of a traditional property.

This residence is ideally situated, offering easy access to local amenities, schools, and transport links, making it a convenient choice for those looking to settle in a vibrant community. With its combination of space, modern features, and a lovely garden, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Whalley Road, Rochdale, OL12 7NB

Offers Over £210,000

3 1 2 C

- Spacious Three Bedroom Mid-Terraced Home
- Generously Sized Rear Garden
- On-Street Parking
- Tenure - Leasehold
- Two Inviting Reception Rooms
- Close To Local Amenities, Schools And Transport Links
- EPC Rating - C
- Modern Touches Throughout
- Ideal For Families And Professionals
- Council Tax Band - B

Ground Floor

Hall

16'6 x 3'4 (5.03m x 1.02m)

Central heating radiator, Karndean flooring, doors leading to reception room one and reception room two.

Reception Room One

13'7 x 12'4 (4.14m x 3.76m)

UPVC double glazed window, two feature wall lights, central heating radiator, coving, log burning effect stove with stone hearth, vinyl flooring.

Kitchen

10'4 x 6'9 (3.15m x 2.06m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with granite surfaces, sink with drainer and mixer tap, hot tap, InSinkErator waste disposal, integrated oven with gas burner hob, stainless steel extractor hood, plumbing for dishwasher, integrated fridge freezer, plumbing for washing machine, lino flooring.

Reception Room Two

16'2 x 12'6 (4.93m x 3.81m)

Central heating radiator, electric log burning effect stove, feature wall with television point, Karndean flooring, doors leading to kitchen and under stairs storage, UPVC double glazed French doors to rear.

First Floor

Landing

18'6 x 16'3 (5.64m x 4.95m)

Loft access via pull down steps, fully boarded and insulated, doors leading to three bedrooms and bathroom.

Bedroom One

13'1 x 12'9 (3.99m x 3.89m)

UPVC double glazed window, central heating radiator, fitted storage.

Bedroom Two

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window, central heating radiator, laminate flooring, fitted storage.

Bedroom Three

10'9 x 6'5 (3.28m x 1.96m)

UPVC double glazed window, central heating radiator.

Bathroom

9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed window, heated towel rail, four piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and rinse head and a direct feed corner shower enclosure, partial tiled elevations, PVC elevations, spotlights, tiled flooring.

External

Front

Enclosed paved courtyard, on street parking.

Rear

Enclosed rear yard with timber decking, shed and summer house.

















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