



Rochdale Road, Middleton, Manchester

- WELL PRESENTED THROUGHOUT
 - THREE DOUBLE BEDROOMS
 - DOWNSTAIRS WC & UTILITY ROOM
- OVERLOOKING MIDDLETON CRICKET CLUB
 - EPC RATED C
- VERY SPACIOUS PROPERTY
 - POTENTIAL FOR OFF ROAD PARKING
- PLENTIFUL STORAGE SPACE WITH THE CELLAR
 - TWO RECEPTION ROOMS
 - CLOSE TO LOCAL AMENITIES

Asking Price £235,000



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HERE TO GET *you* THERE

Hunters are delighted to present this deceptively spacious three-bedroom semi-detached home, perfectly positioned on the sought-after Rochdale Road in Middleton. Ideal for first-time buyers or growing families, this beautifully presented property is ready to move into and offers comfortable, practical living in a popular residential area.

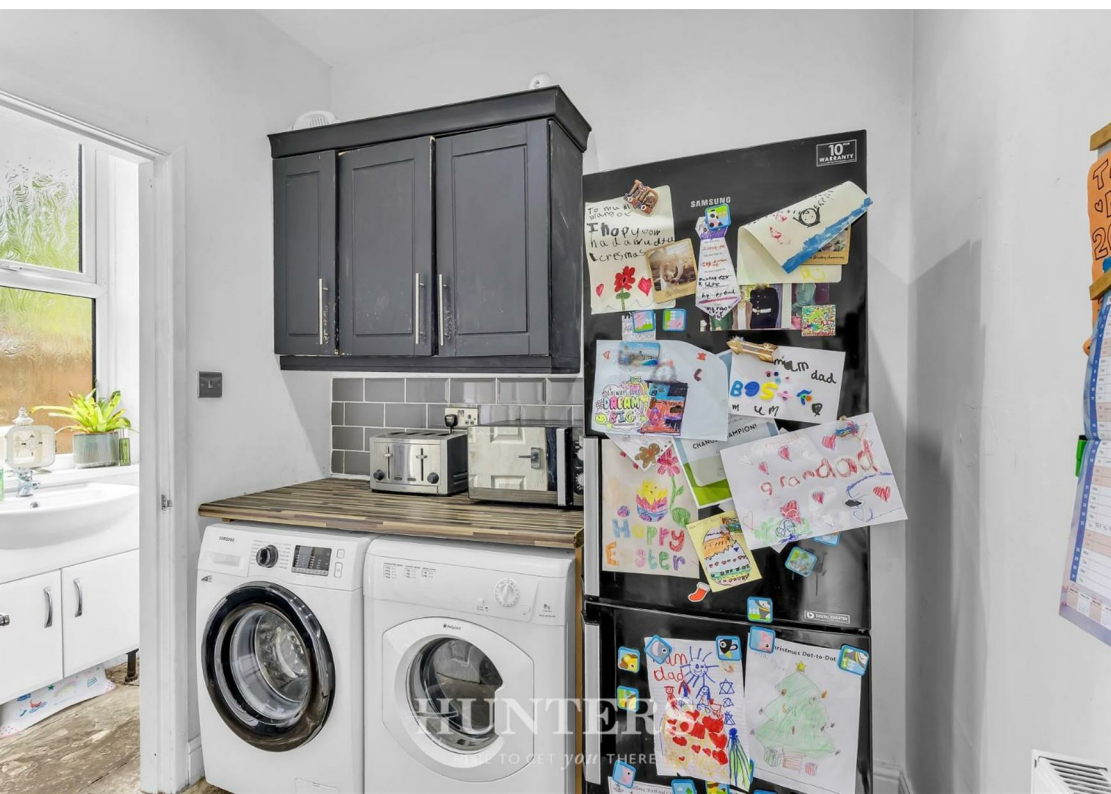
Upon entering, you're greeted by a generous entrance hallway, offering a warm and welcoming first impression. The spacious lounge boasts a charming log burner and is filled with natural light, creating a cosy yet bright atmosphere. Just off the lounge is a separate dining room, also featuring a log burner and elegant French doors that open onto a paved rear garden—perfect for entertaining or enjoying a blend of indoor and outdoor living. Gated shared vehicle access at the back alleyway, also parking to the side of the property that backs on to Middleton Cricket Club. The kitchen is well-equipped with ample storage and practical workspace, while a large cellar provides additional storage solutions. Completing the ground floor is a convenient downstairs WC and Utility room.

Upstairs, the property features three well-proportioned double bedrooms, offering plenty of space for family living or guests. The modern family bathroom is fitted with a bathtub, overhead shower, WC, and hand basin.

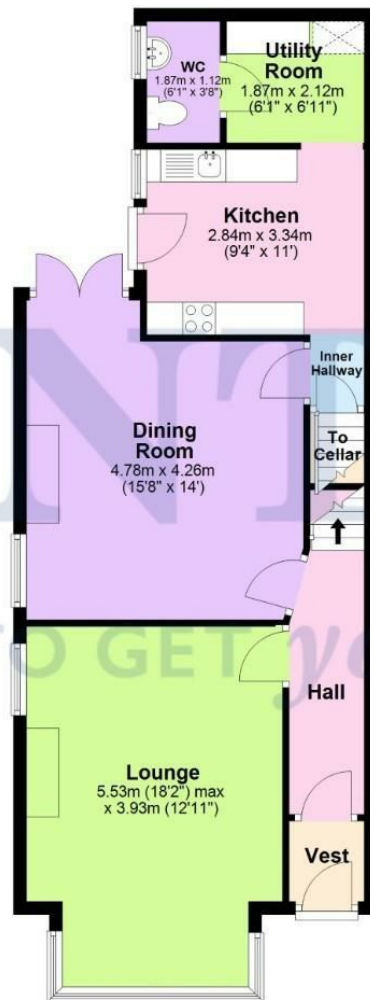
Situated in a desirable location, the home is within close proximity to a number of well-regarded schools including Cardinal Langley High School, St. Anne's Academy, and St. Peter's RC Primary. Local amenities such as supermarkets, parks, and leisure facilities are all nearby, with Middleton Town Centre offering an excellent range of shops and services. The picturesque Hopwood Woods Nature Reserve is just a short walk away. For commuters, the area benefits from regular public transport links and excellent motorway access, making it a highly convenient location.

Tenure: Leasehold – 866 years remaining
Ground Rent: £5.19
EPC Rating: C





Ground Floor
Approx. 65.9 sq. metres (709.5 sq. feet)



First Floor
Approx. 61.0 sq. metres (656.7 sq. feet)



Basement
Approx. 7.6 sq. metres (81.5 sq. feet)



Total area: approx. 134.5 sq. metres (1447.6 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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