



**11 Wallis Avenue, Rochdale, OL16 4GP**  
**Offers over £230,000**

## The Property Perspective

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PERSPECTIVE

Situated within a popular residential area of Rochdale, this attractive home enjoys convenient access to a wide range of local amenities including supermarkets, shops, cafés and leisure facilities. Families will appreciate the selection of well-regarded schools nearby, while commuters benefit from excellent transport links into Rochdale town centre, Manchester and the wider North West via the motorway network and public transport services. The area is also well served by parks, green spaces and countryside walks, offering the perfect balance between everyday convenience and outdoor enjoyment.

This well-presented three-bedroom home offers modern and practical accommodation ideal for first-time buyers, young families or downsizers. The ground floor comprises a welcoming entrance hallway, a comfortable living room and a spacious kitchen/diner fitted with a range of integrated appliances, ample storage and double doors opening onto the rear garden, creating an excellent space for entertaining. A convenient downstairs WC completes the ground floor. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. Externally, the property benefits from a private rear garden featuring a patio, lawn and gated rear access, while the front provides driveway parking and the added advantage of an EV charging point.

### Front

Driveway, EV point.

### GROUND FLOOR

#### Living room 16'0" x 11'9" (4.9m x 3.6m)

Window to front, carpet, painted and wallpaper walls.

#### Kitchen/diner 14'9" x 10'2" (4.5m x 3.1m)

Wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, washing machine, lino flooring, storage cupboard under stairs, tiled and painted walls, radiator, dishwasher, window to rear, double doors to garden.

#### WC 4'11" x 2'11" (1.5m x 0.9m)

Lino flooring, toilet, sink, painted and tiled walls.

### FIRST FLOOR

#### Bedroom 13'5" x 8'2" (4.1m x 2.5m)

Front facing, window to front, carpet, painted walls, radiator.

#### En Suite 8'2" x 4'3" (2.5m x 1.3m)

Shower, toilet, sink, painted and tiled walls.

#### Bedroom 10'2" x 8'2" (3.1m x 2.5m)

Rear facing, window to rear, carpet, painted walls, radiator.

#### Bedroom 8'6" x 6'2" (2.6m x 1.9m)

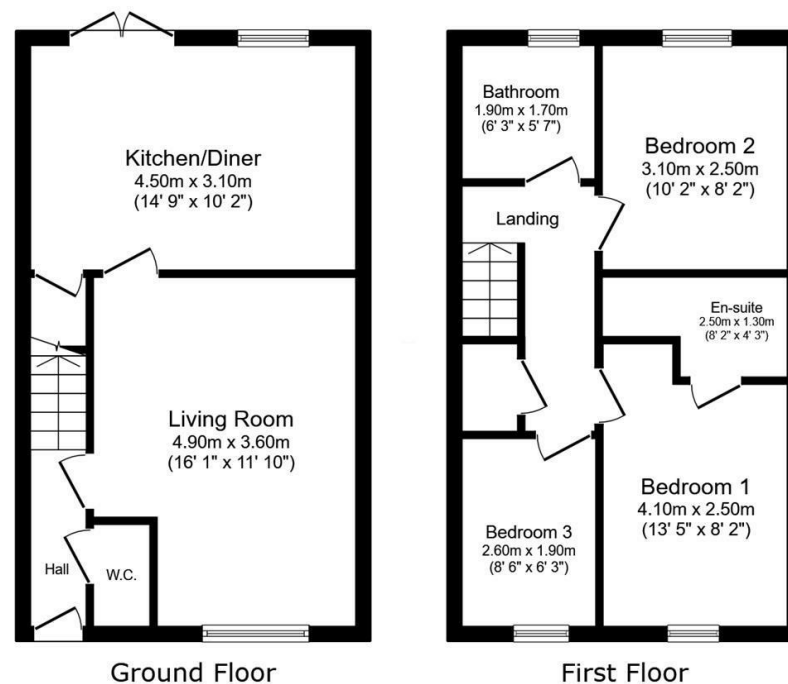
Front facing, window to front, carpet, painted walls, radiator.

#### Bathroom 6'2" x 5'6". (1.9m x 1.7m.)

Three piece suite with over bath shower, lino flooring, window to rear, tiled and painted walls, radiator.

### Rear Garden

Patio, lawn, rear gate, wood fence borders.



Total floor area: 75.5 sq.m. (813 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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