



**Whalley Gardens
Rochdale OL12 7NQ
OFFERS INVITED IN EXCESS OF £240,000**

Adamsons Barton Kendal are delighted to present this three-bedroom semi-detached family home, occupying a desirable position at the head of a cul-de-sac and offering spacious accommodation throughout. Ideally suited to growing families, the property enjoys a fantastic location within walking distance of Cutgate Shopping Precinct and a number of highly regarded local schools, including St Vincent's, Caldershaw and Meanwood. Denehurst Park is also right on the doorstep, while Rochdale town centre and the ever-popular Norden Village are just a short drive away. Excellent public transport links are available nearby, with popular bus routes along Edenfield Road, making this a highly convenient location for families and commuters alike.

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Internally, the property offers generous and versatile living space, briefly comprising an entrance hallway, three reception rooms, a fitted kitchen and a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms, a further single bedroom and a three-piece family bathroom.

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Externally, the property benefits from its position at the head of a cul-de-sac, with a driveway to the front providing off-street parking and a single garage to the side. The garage is accessed via a shared driveway with the neighbouring property, which also provides additional parking opportunities. To the rear, there is a flagged patio area leading onto a particularly generous and private lawned garden, offering an excellent space for children to play, outdoor entertaining and family relaxation.

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Offering spacious accommodation, versatile reception rooms, excellent parking and a generous rear garden in a sought-after family location, this property presents a fantastic opportunity for buyers looking to make a home of their own.

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Early viewing is highly recommended to fully appreciate the space, setting and potential this lovely family home has to offer.

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ACCOMMODATION

Ground Floor

Living Room - 4.32 x 3.94 metres

Family lounge featuring a bay window with Venetian blinds and an attractive feature fireplace,

Dining Room - 2.82 x 3.19 metres

Second reception room currently used as a dining room, featuring carpeted flooring and UPVC double doors leading into the conservatory.

Sunroom - 3.16 x 2.82 metres

Bright and versatile sunroom featuring wooden flooring, vertical blinds and access to the rear garden.

Kitchen - 4.34 x 2.08 metres

Fitted wooden kitchen comprising a range of units, integrated fridge, freezer and washing machine, oven, gas hob and extractor fan. Further features include a stainless steel sink with drainer and tiled flooring.

Hallway - 4.30 x 1.82 metres

Entrance hallway featuring wooden flooring and useful under-stairs storage, with access to the downstairs WC.

WC - 1.40 x 0.72 metres

Convenient under-stairs WC featuring tiled walls and a wash hand basin





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First Floor

Bedroom 1 - 3.93 x 3.67 metres

Well-proportioned double bedroom featuring carpeted flooring and fitted storage cupboards.

Bedroom 2 - 3.14 x 3.70 metres

Good-sized double bedroom featuring wooden flooring.

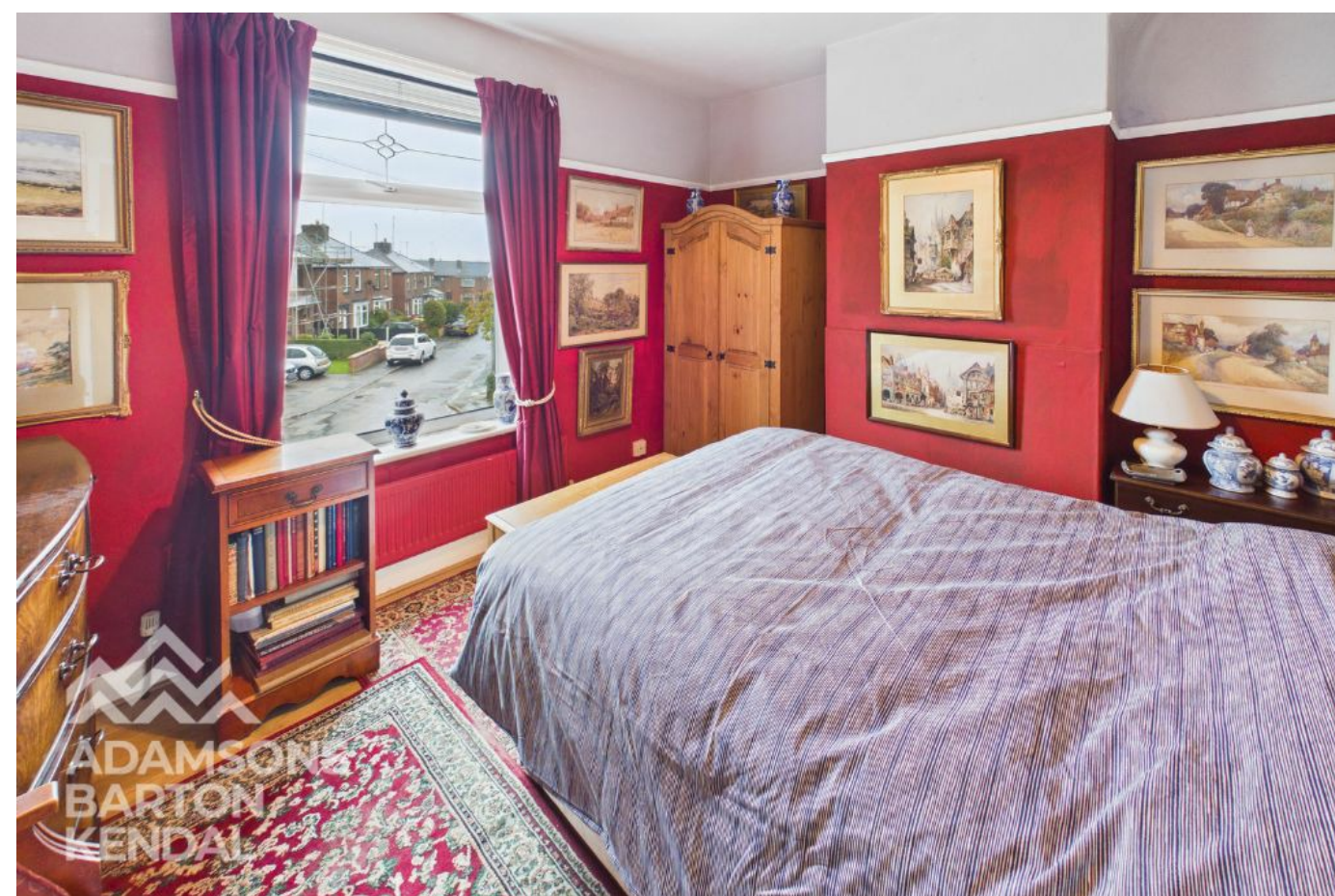
Bedroom 3 - 3.17 x 2.12 metres

Single bedroom featuring useful fitted storage, ideal for a child's bedroom or home office.

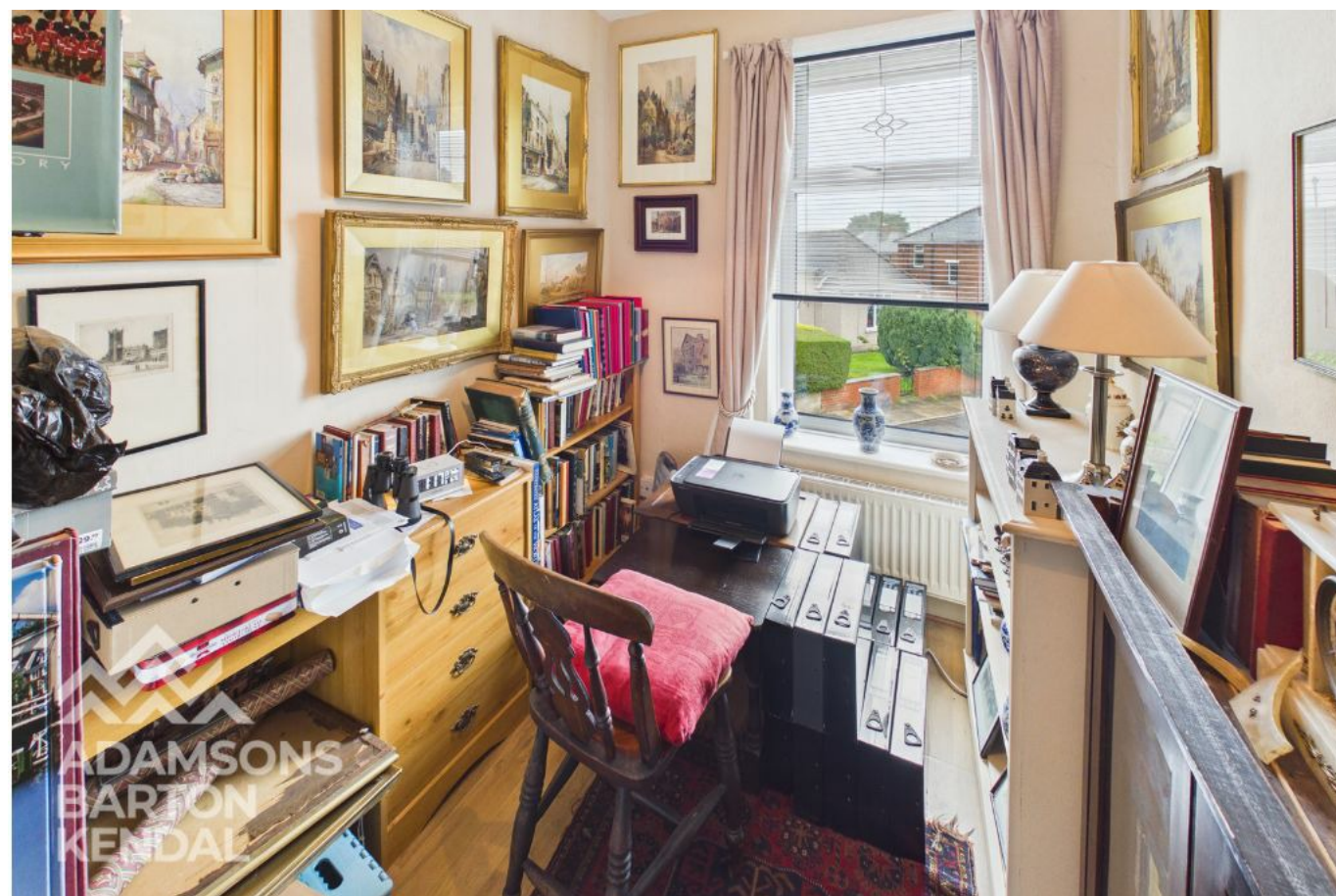
Bathroom - 2.14 x 2.10 metres

Modern family bathroom comprising a bath with overhead shower, WC and vanity sink unit, complemented by tiled walls and flooring.

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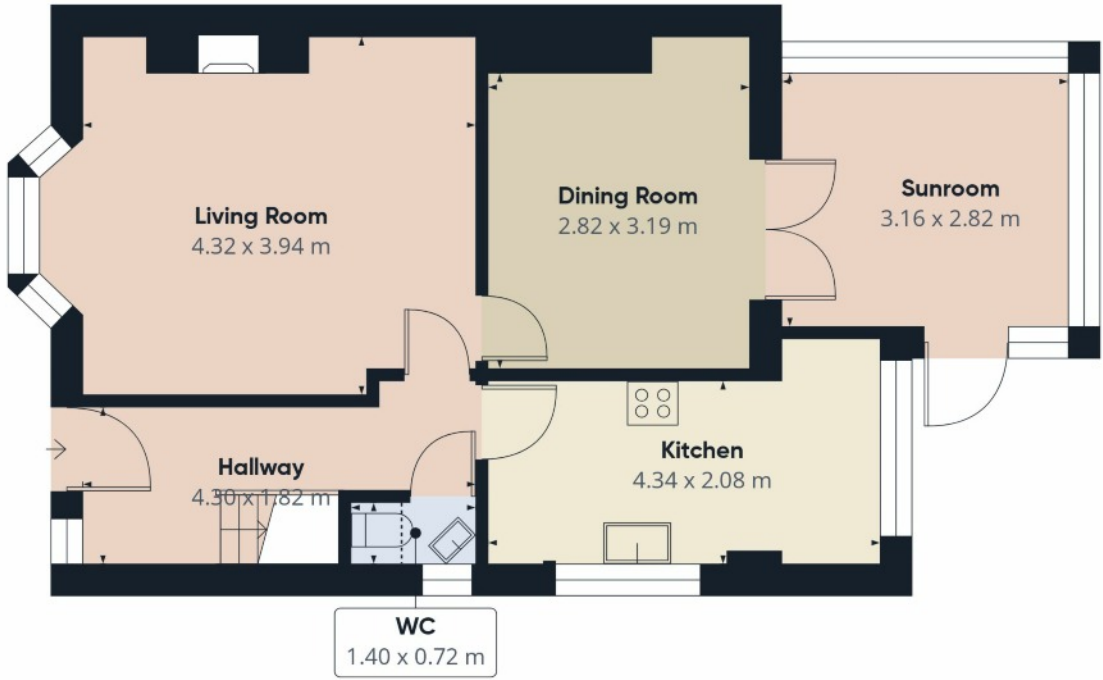


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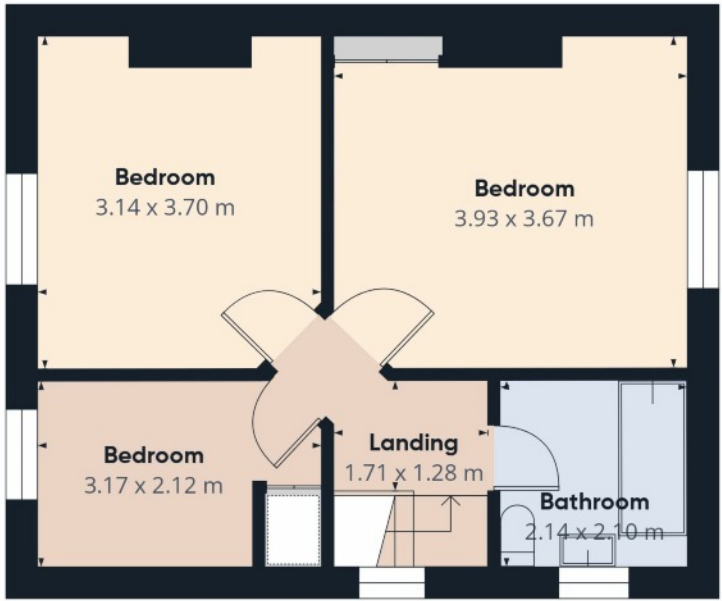
Tenure - Freehold

Council Tax Band - Band C

Energy Performance Cert - D



Floor 0



Floor 1

Approximate total area⁽¹⁾
93 m²
Reduced headroom
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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