

## Rochdale Road, Middleton, Manchester, M24

- EXTENDED
- SPACIOUS PROPERTY
- POTENTIAL FOR OFF ROAD PARKING AT THE REAR
- EASY TRANSPORT LINKS
- COUNCIL TAX BAND B
- TWO RECEPTION ROOMS
- CONVENIENT LOCATION
- CLOSE TO MIDDLETON TOWN CENTRE
  - EPC RATED D
- VIEWING RECOMMENDED

**Offers In Excess Of £175,000**



Welcome to this charming mid-terrace house located on Rochdale Road in Middleton, Manchester. This property boasts a spacious layout, making it an ideal home for first time buyers or investors. With two well-proportioned bedrooms and a modern bathroom, it offers comfortable living spaces that cater to your everyday needs.

The property has been thoughtfully extended, featuring a lovely conservatory that invites natural light and provides a perfect spot for relaxation or entertaining guests. The two reception rooms enhance the living experience, offering versatile spaces that can be tailored to your lifestyle, whether you prefer a cosy lounge or a formal dining area.

Additionally, there is exciting potential for off-road parking to the rear, a valuable asset in this area, ensuring convenience for you and your visitors.

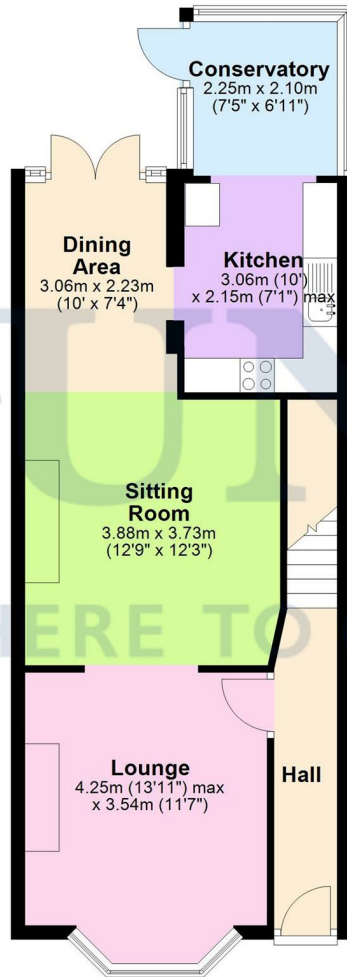
In summary, this mid-terrace house on Rochdale Road presents an excellent opportunity for those looking for a spacious and adaptable home in a desirable location. Don't miss the chance to make this property your own.

EPC Rated: D  
Council tax band: B  
Tenure: Leasehold - 864 years remaining  
Ground rent: £2 PA

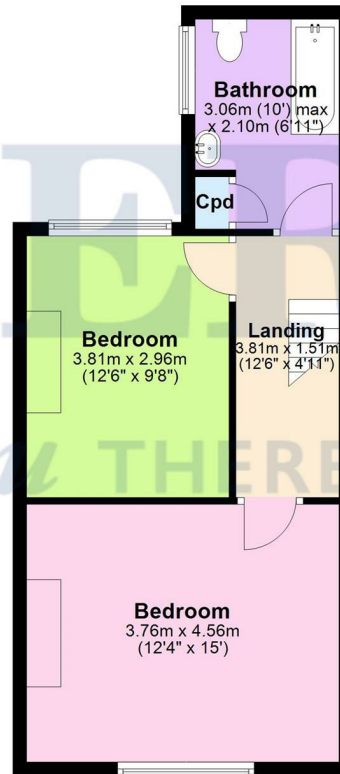




**Ground Floor**  
Approx. 54.7 sq. metres (588.9 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 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.

## 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.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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