

## Rochdale Road, Middleton, Manchester

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- PRICED ACCORDINGLY
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO MIDDLETON TOWN CENTRE
- SPACIOUS PROPERTY
- COUNCIL TAX BAND B

**Asking Price £230,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are proud to present this deceptively spacious three-bedroom NO CHAIN mid terraced home, ideally located on Rochdale Road in Middleton. Perfectly suited for first time buyers or growing families, this well-presented property is ready to move straight into and offers comfortable living in a highly sought after residential area.

Upon entering, you're welcomed by a generously sized entrance hallway, setting the scene for the property's warm and inviting feel. The spacious lounge features a log burner and plentiful natural sunlight creating a cosy and relaxing space. Adjacent to this, a separate dining room that looks out onto a paved rear garden, perfect for enjoying indoor/outdoor living. The kitchen is well appointed, offering ample storage and functionality for everyday use.

Upstairs, the home offers two spacious double bedrooms, providing plenty of room for family or guests, along with a versatile third bedroom ideal as a child's room, nursery, or home office. The modern family bathroom includes a bathtub, separate shower, WC, and hand basin.

Externally, there is on street parking to the front. The rear garden features a paved area ideal for seating, along with a generous lawned section which is currently rented from Rochdale Council for approx. £120 a year.

This home is ideally positioned opposite the scenic Hopwood Woods and is within walking distance of well-regarded local schools including Cardinal Langley High School, St. John Fisher RC Primary, and Boarshaw Community Primary School. Middleton Town Centre is just a short distance away, offering a wide range of shops and everyday amenities. Excellent transport links and easy access to the motorway network make this a highly convenient location for commuters and families alike.

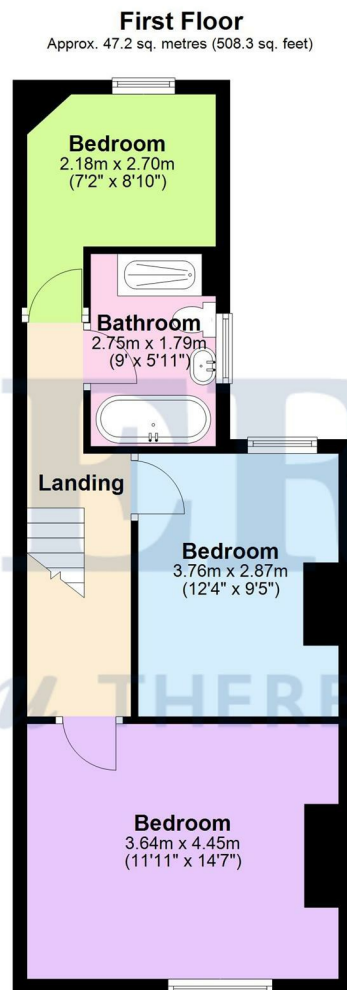
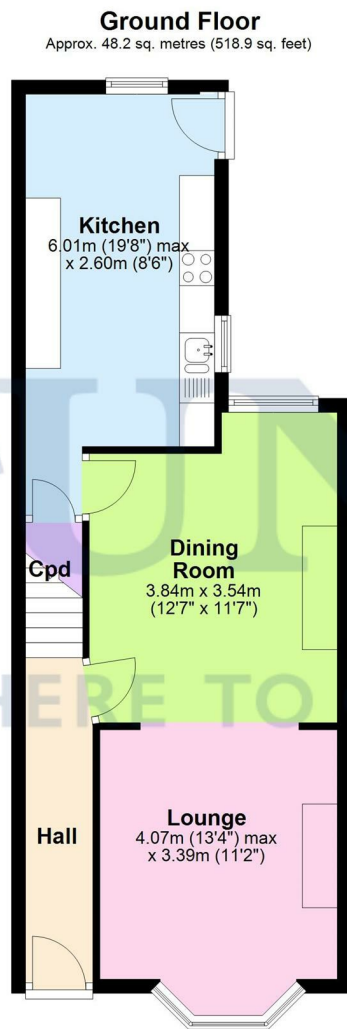
Tenure: Leasehold - 870 years remaining  
Ground Rent: £2.50 per annum  
EPC Rating: C  
Council Tax Band: B











Total area: approx. 95.4 sq. metres (1027.2 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>73</b>	<b>79</b>
(55-68) <b>D</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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