



Rochdale Road, Middleton, Manchester, M24

- NO CHAIN
- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- EPC RATED D
- FOUR BEDROOMS OVER THREE FLOORS
- GARAGE INCLUDED
- ON STREET PARKING AND REAR PARKING AVAILABLE
- EASILY MAINTAINED REAR GARDEN
- VIEWING RECOMMENDED

Asking Price £275,000

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NO CHAIN & GARAGE. Situated on Rochdale Road in Middleton, Manchester, this charming terraced house presents an excellent opportunity for a growing family. Spanning three floors, the property boasts four well-proportioned bedrooms, providing ample space for everyone. The two spacious reception rooms offer a versatile area for both relaxation and entertaining, making it a perfect setting for family gatherings.

In addition to the generous living space, the property features a detached garage, ensuring secure parking for one vehicle, along with convenient on-street parking available right outside. The location is particularly advantageous, as it is in close proximity to local schools, making the morning school run a breeze. Furthermore, the excellent transport links into Manchester city centre allow for easy commuting, enhancing the appeal of this delightful home.

The rear garden includes both paved and lawned areas and is currently rented from Rochdale Council at approximately £175 per year. This space also offers the potential for off-road parking, with ample room for multiple vehicles.

With its thoughtful layout and prime location, it is an ideal choice for those seeking a comfortable and convenient lifestyle in a popular area.

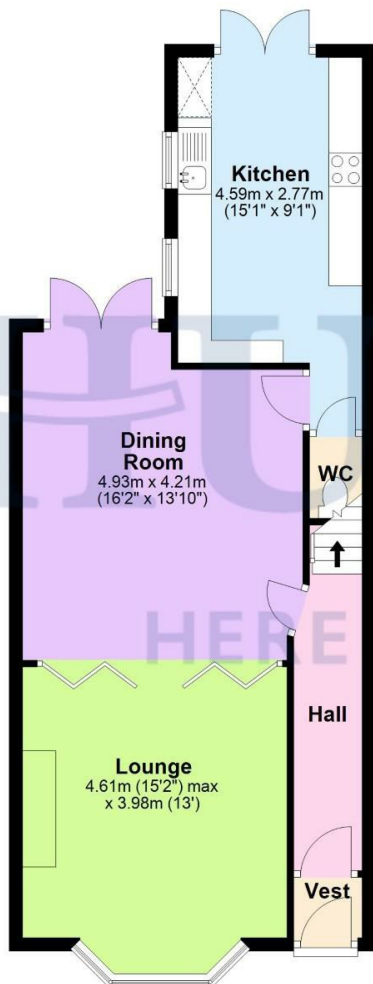
Tenure: Leasehold - 885 years remaining
Ground rent: £2PA
EPC Rated: D
Council tax band: B





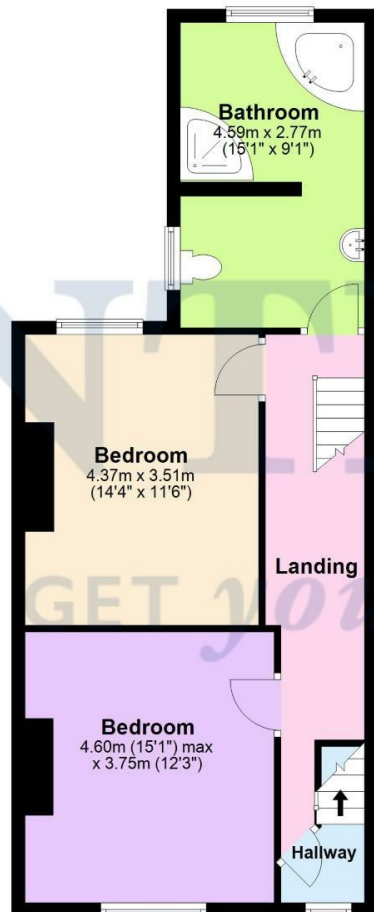
Ground Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



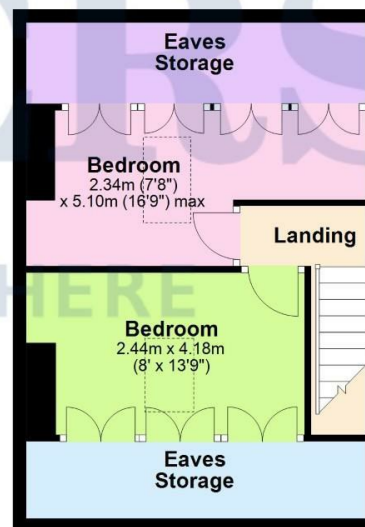
First Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Second Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 152.8 sq. metres (1644.8 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		
(69-80) C		
(55-68) D	59	69
(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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