



## Rochdale Road, Middleton M24

- SPACIOUS FIVE BEDROOM SEMI DETACHED HOME
- DESIGNED BY RENOWNED LOCAL ARCHITECT EDGAR WOOD
  - MODERN BATHROOM
- HIGHLY REGARDED SCHOOLS NEARBY
- GRADE II LISTED
- IDEAL FOR A GROWING FAMILY
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

Offers In The Region Of £395,000

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HERE TO GET *you* THERE



Hunters are proud to present this impressive and spacious five bedroom semi detached family home, designed by renowned local architect Edgar Wood. Ideally positioned on a prominent main road, this unique property offers generous living accommodation for a growing family and benefits from a wealth of original character, all within easy reach of Middleton town centre and its array of amenities.

Internally as you enter the property, you will be greeted by a welcoming hallway leading into a bright and airy lounge, with the added benefit of a charming bay window, an additional sitting room and dining room, perfect for entertaining. Completing the ground floor is a well proportioned kitchen, a pantry/utility room and access from the kitchen to the rear paved garden, you can also access this space from the side of the house.

Upstairs to the first floor, the home offers four generously sized bedrooms, three of which are doubles, providing ample space for family, guests, or home office needs. The four piece suite family bathroom has been modernised and offers a WC, separate bath and shower and a hand wash basin. Additionally, there is a fifth bedroom located on the second floor with eaves storage.

Externally, the property boasts a front yard and a rear garden complete with a paved patio area, ideal for outdoor dining or relaxing.

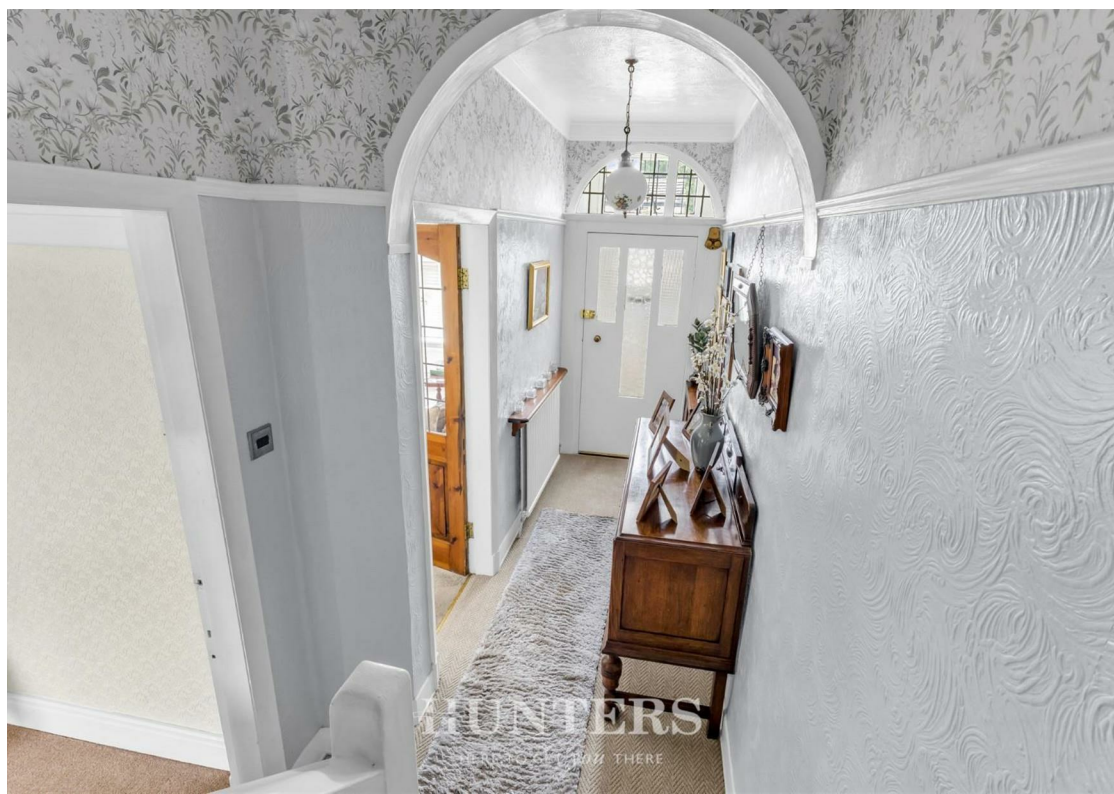
Located on Rochdale Road in Middleton, this home is ideally situated for families. It lies within close proximity to several highly regarded schools including Cardinal Langley High School, St. Anne's Academy, and St. Peter's RC Primary. Supermarkets, parks, and leisure facilities are all nearby, while Middleton Town Centre offers a wide range of shops. The scenic Hopwood Woods Nature Reserve is just a short walk away. With regular bus routes and excellent motorway access, this is a highly convenient and well connected location for commuters.

This distinctive and characterful home represents a rare opportunity to own a piece of local architectural history while enjoying spacious and flexible modern family living. Early viewing is highly recommended.

Tenure: Leasehold - 866 years remaining  
Ground Rent: £5.00 per annum  
Council Tax Band: D

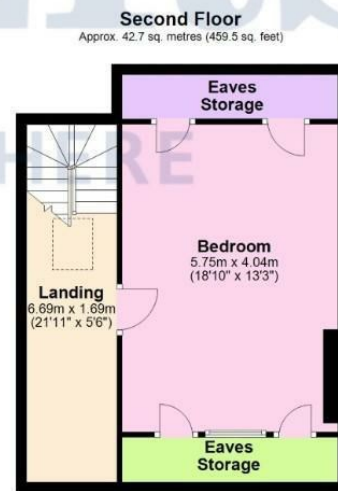








**Ground Floor**  
Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 193.3 sq. metres (2080.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

## 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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