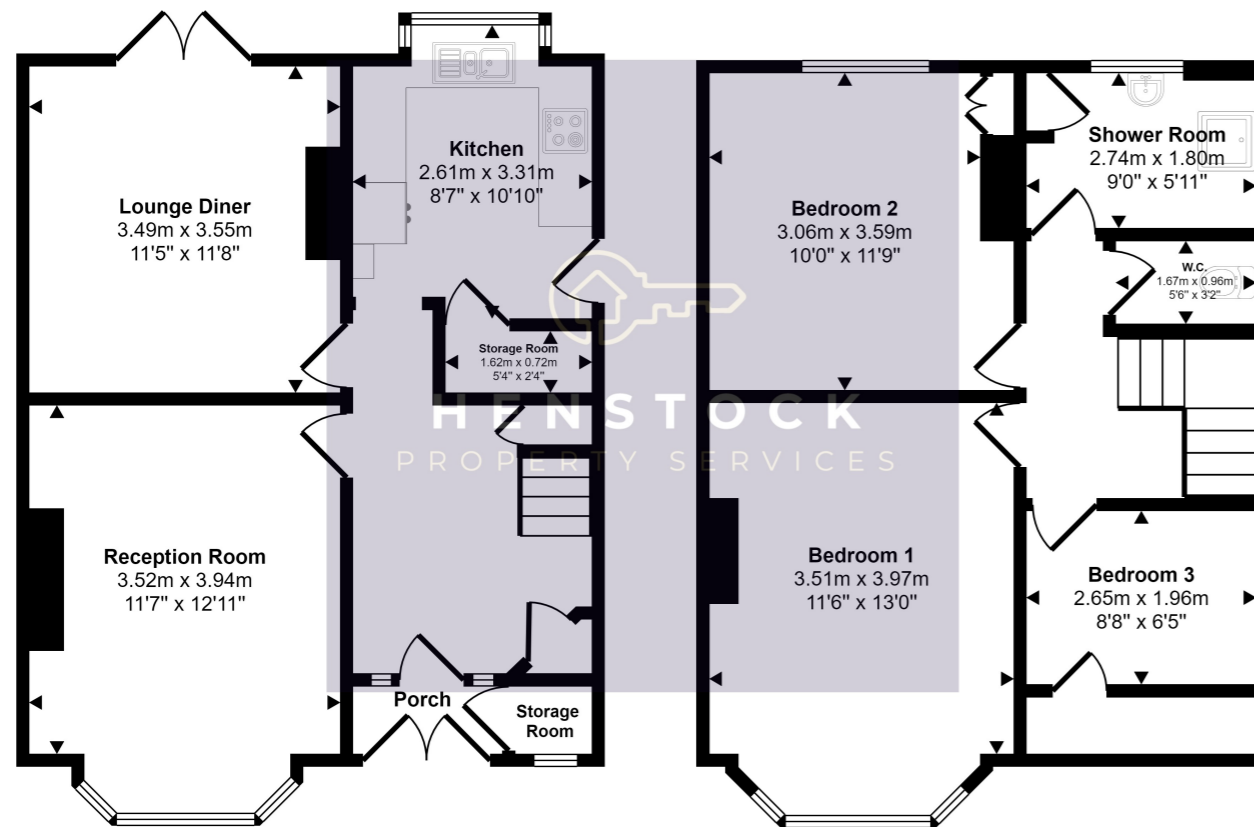




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 51 sq m / 544 sq ft

First Floor
Approx 50 sq m / 536 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

517 Rochdale Road, Middleton, Manchester, Lancashire M24 2GN

- NEW ROOF FITTED NOVEMBER 2022
- RECENTLY MODERNISED HIGH QUALITY BATHROOM
- LARGER THAN NORMAL 3 BED SEMI DETACHED
- 2 RECEPTION ROOMS
- LARGER THAN AVERAGE GARDEN
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING SPACE

£335,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to bring to the market this 3 bedroomed semi-detached family home which offers a very generous amount living space and on this very popular row, backing onto green space. The property is presented to a good standard throughout and the living accommodation briefly comprises; spacious entrance hallway, front lounge, rear lounge with double doors over looking garden, modern fitted kitchen with pantry space, 3 bedrooms and a recently modernised family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, ample off road parking to the front and side, single detached garage and a larger than normal rear garden. The property also has the benefit of utilising some additional garden space which is rented from Rochdale Council for a small annual sum. Ideally situated in this very popular residential area close to well regarded schools, shops/supermarkets, leisure / fitness facilities, good public transport services and minutes from motorway networks.

Entrance

Front Lounge

3.52m x 3.94m (11' 7" x 12' 11")

Rear Lounge

3.49m x 3.55m (11' 5" x 11' 8")

Kitchen

2.61m x 3.31m (8' 7" x 10' 10")

Exterior

Detached Garage

Upper Floor

Bedroom 1

3.51m x 3.97m (11' 6" x 13' 0")

Bedroom 2

3.06m x 3.59m (10' 0" x 11' 9")

Bedroom 3

2.56m x 1.96m (8' 5" x 6' 5")

Shower Room

2.74m x 1.80m (9' 0" x 5' 11")

Separate WC

1.67m x 0.96m (5' 6" x 3' 2")

