



25 Manley Road, Rochdale

Guide Price £245,000





25 Manley Road

Rochdale, Rochdale

*** MODERN METHOD OF AUCTION / SPACIOUS SEMI-DETACHED PROPERTY / FOUR BEDROOMS / TWO RECEPTION ROOMS / MODERN KITCHEN & BATHROOM / GROUND FLOOR WC / ON STREET PARKING / FRONT & REAR GARDENS / BASEMENT WITH FURTHER DEVELOPMENT POTENTIAL / OPEN ASPECT TO FRONT / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: D

Tenure: Freehold

- No Chain
- Semi-Detached Property
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- WC
- Basement with Development Potential
- UPVC DG & GCH
- Front & Rear Gardens
- Ideal Family Home



Entrance Vestibule

5' 1" x 6' 1" (1.56m x 1.85m)

Front facing entrance door, radiator, ceiling coves, access to the hall, wood effect laminate flooring.

WC

4' 8" x 2' 8" (1.41m x 0.82m)

Front facing double glazed frosted window, radiator, two piece suite comprising WC and vanity hand basin, tiled walls.

Hall

10' 8" x 9' 1" (3.26m x 2.78m)

Side facing double glazed frosted window, front facing stained glass window & door, radiator, ceiling coves, staircase leading to the first floor, access to the basement, wood effect laminate flooring.

Basement Access

Side facing double glazed frosted window and steps leading down to the basement.

Lounge

14' 2" x 12' 0" (4.33m x 3.65m)

Front facing double glazed Bay window, two radiators, ceiling coves, ceiling rose, picture rail, feature fire place, wood effect laminate flooring.

Dining Room

14' 2" x 11' 10" (4.33m x 3.60m)

Rear facing double glazed French doors giving access to the private rear garden, radiator, ceiling coves, feature fire place, dining room, wood effect laminate flooring.

Kitchen

13' 3" x 9' 5" (4.04m x 2.86m)

Side & rear facing double glazed windows, radiator, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash backs, sink & drainer, induction hob, extractor and oven, integrated fridge and freezer, tiled floor and archway through to the utility.





extractor and oven, integrated fridge and freezer, tiled floor and archway through to the utility.

Utility

7' 6" x 5' 5" (2.28m x 1.65m)

Side facing double glazed window and side facing door giving access to the private rear garden, selection of wall and base units, complimentary wok surfaces and splash backs, plumbed for automatic washing machine, tiled floor.

Basement

14' 2" x 20' 10" (4.31m x 6.35m)

Front facing double glazed frosted window, wall mounted boiler, meters, lights & power, further development potential.

Store Room

5' 12" x 8' 7" (1.82m x 2.62m)

First Floor Landing

9' 9" x 9' 2" (2.97m x 2.8m)

Side facing double glazed frosted window, ceiling coves.

Bedroom One

14' 3" x 11' 10" (4.35m x 3.6m)

Rear facing double glazed window, radiator, ceiling coves, double room.

Bedroom Two

14' 2" x 11' 11" (4.31m x 3.64m)

Front facing double glazed window, radiator, ceiling coves, double room.

Bedroom Three

10' 6" x 9' 1" (3.2m x 2.77m)

Front facing double glazed window, radiator, ceiling coves, double room.

Bedroom Four

5' 9" x 9' 5" (1.76m x 2.86m)

Rear facing double glazed window, radiator, single bedroom or home office.

Family Bathroom

8' 12" x 5' 5" (2.74m x 1.64m)

Side facing double glazed frosted window, heated





Family Bathroom

8' 12" x 5' 5" (2.74m x 1.64m)

Side facing double glazed frosted window, heated towel rail, ceiling spot lights, three piece suite in white comprising WC, vanity hand basin with storage and tiled bath, shower & screen, tiled walls and floor.

Garden

Lawned front garden with gated access, paved pathway, planting bed to border and walled boundary. Private rear garden with gated access, lawn, paved patio, planting beds, walled boundary along with open aspect view to the front.

Revilo Insight

Tenure: Freehold / Title No: LA41467 / Class Of Title: absolute / Tax Band: D / Parking: On Street Parking.

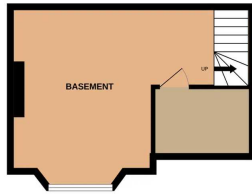
OFF ROAD

1 Parking Space

On street parking with the potential to create driveway parking to the front.



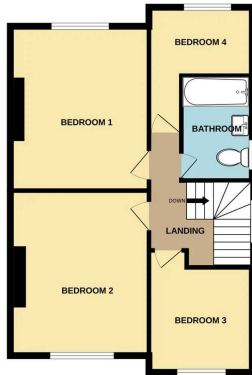
BASEMENT LEVEL
290 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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