



97 Mizzy Road, Cronkeyshaw

Offers in Region of **£450,000**





97 Mizzy Road

Cronkeyshaw, Rochdale

Immaculate 4-bed detached house with spacious layout, 3 reception rooms, and private garden oasis. Fully decorated to high standards, perfect for family living and entertaining. Includes double garage and ample parking. Tranquil location.

Council Tax band: F

Tenure: Freehold

- No Chain
- Extended Executive Detached
- Four Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room
- Substantial Block Paved Drive
- Double Garage
- Fully Decorated Throughout
- Ideal Family Home
- Private Aspect




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Hall

9' 3" x 30' 9" (2.83m x 9.37m)

Lounge

20' 11" x 25' 3" (6.38m x 7.69m)

Dining Room

11' 2" x 15' 5" (3.41m x 4.70m)

Kitchen

21' 0" x 14' 6" (6.40m x 4.41m)

Conservatory

16' 4" x 15' 11" (4.97m x 4.85m)

Shower Room

5' 6" x 15' 6" (1.68m x 4.73m)

First Floor Landing

9' 5" x 13' 7" (2.87m x 4.13m)

Bedroom One

11' 4" x 14' 10" (3.46m x 4.51m)

Bedroom Two

11' 5" x 12' 5" (3.47m x 3.79m)

Bedroom Three

9' 6" x 6' 9" (2.90m x 2.07m)

Bedroom Four

9' 6" x 6' 8" (2.90m x 2.03m)

Bathroom

6' 2" x 7' 6" (1.88m x 2.29m)



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Local Authority - Rochdale / Council Tax Band - Band F / Land Registry - Title Number GM295552 / Tenure - Freehold.

Double Garage

17' 0" x 17' 5" (5.18m x 5.30m)






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GARDEN

Lawned front garden, block paved patio, covered veranda, mature planting and fenced boundary.

DRIVEWAY

5 Parking Spaces

Private block paved drive with space for multiple vehicles, access to a double garage with electric garage door.

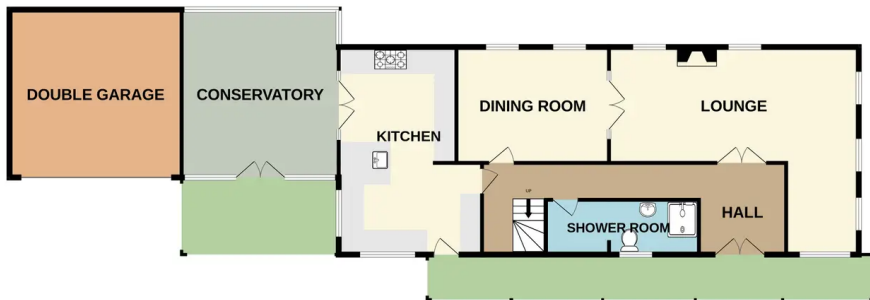


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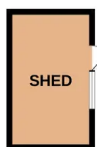
GROUND FLOOR
1662 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (54.1 sq.m.) approx.



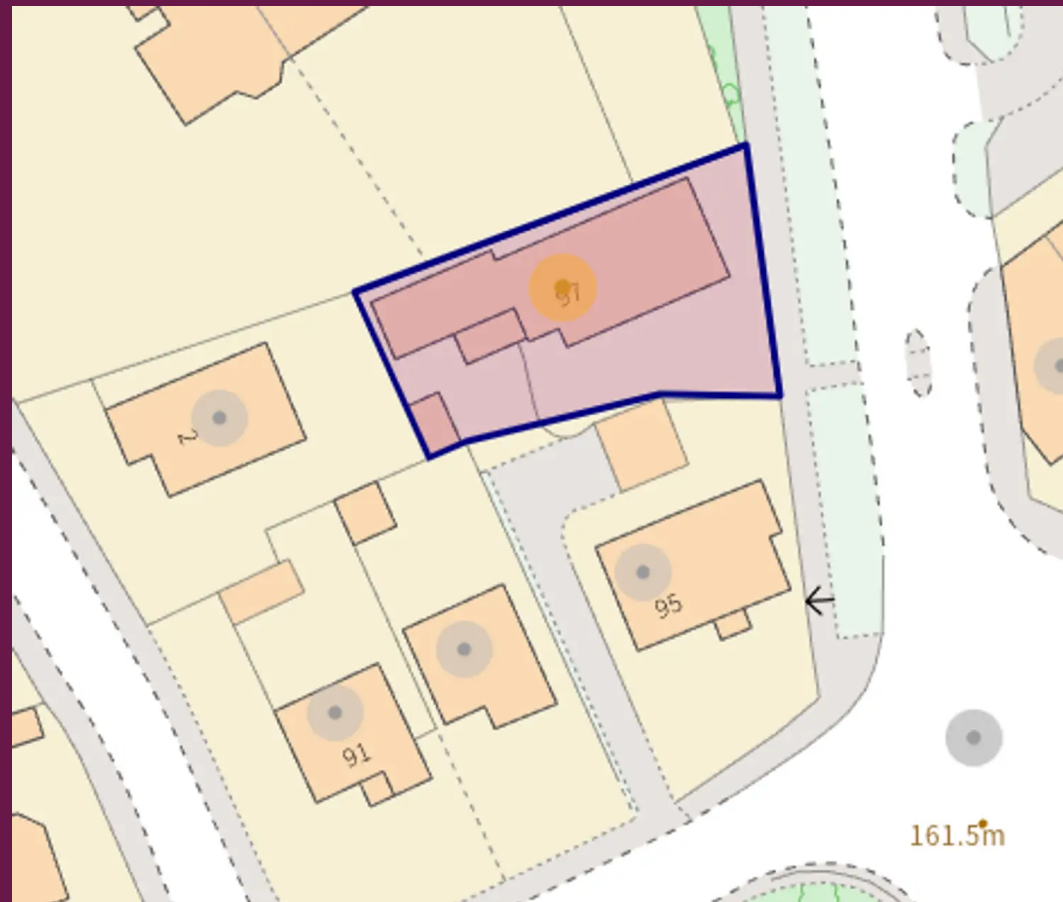
STORAGE
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 2357 sq.ft. (219.0 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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