



**Phoenix Street
Rochdale OL12 7DW
ASKING PRICE £220,000**

A STUNNING AND IMMACULATELY PRESENTED 4 BEDROOM END TOWN HOUSE WITH THE HIGHEST QUALITY FIXTURES AND FITTINGS THROUGHOUT.

This stunning four bedroom town house is situated in a highly sought after residential area, benefiting from new UPVC double glazed windows, high quality fixtures and fittings throughout, recently installed new gas fired central heating boiler and hive heating system. The property is immaculately presented and provides an exceptional, well presented open plan aspect to the ground floor level, with bi-fold doors leading out into the rear garden. The stunning kitchen benefits from all NEFF appliances throughout and provides excellent storage and worktop space. To the first floor level there are 4 double bedrooms and a newly fitted family bathroom, with separate walk-in shower and bath. Externally, the property has a front off street driveway for numerous vehicles, a very good sized rear garden with raised artificial grass area, tiled walkway which goes around the side of the property. The property has been entirely renovated with completely new plastered walls, completely re-wired, new plumbing and an entire new roof (timbers and slates)

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE CALIBRE OF THE PROPERTY ON OFFER

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE HALLWAY

LOUNGE - 3.3 x 5.0 metres (10'9" x 16'4")

A large and spacious lounge area with spot lit ceiling, newly fitted blinds, overlooking the front of the property.

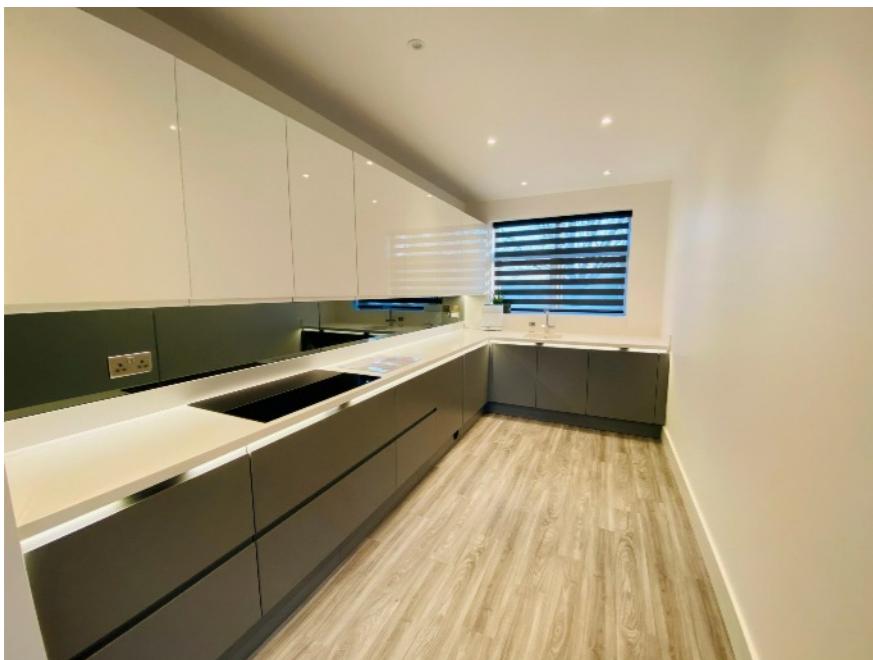
DINER – 3.3 x 2.7 metres (10'9" x 8'10")

An open plan dining area offering spacious, excellent family room, with a newly installed modern grey cylinder radiator, newly fitted blinds and spot lit ceiling.

OPEN PLAN KITCHEN – 2.4 x 8.3 metres (7'10" x 27'3")

A stunning luxurious newly fitted high quality kitchen with a range of integrated NEFF appliances, which include 2 x warming drawers, fridge, freezer, 2 x ovens, 1 x microwave oven, hob, dishwasher, washing machine, Bosch coffee machine, Candy dryer, boiling tap, mirrored splashbacks, spotlights to ceiling





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First Floor

LANDING

MASTER BEDROOM – 4.2 x 3.3 metres (13'9" x 10'9")

A spacious double master bedroom with fitted blinds and newly fitted carpets throughout, storage cupboard, spot lit ceiling



BEDROOM TWO – 4.0 x 2.5 metres (13'1" x 8'2")

A second double bedroom with newly fitted blinds and carpets, spot lit ceiling, views out onto the rear garden.

BEDROOM THREE – 3.0 x 2.3 metres (9'10" x 7'6")

A third double bedroom with newly fitted blinds and curtains, spot lit ceiling, feature wall.

BEDROOM FOUR – 3.0 x 2.3 metres (9'10" x 7'6")

A fourth double bedroom which is currently used as a walk in wardrobe, newly fitted carpets, blinds, spot lit ceiling and views out over rear garden.



Externally

Externally, the property benefits from a wonderful rear garden with raised artificial grassed area and new fencing panels surround the garden. There is a tiled walkway leading around the side of the property. The property also has the benefit of a driveway providing off street parking for numerous vehicles



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Council Tax Band

We have been advised that the property is in Council Tax Band B

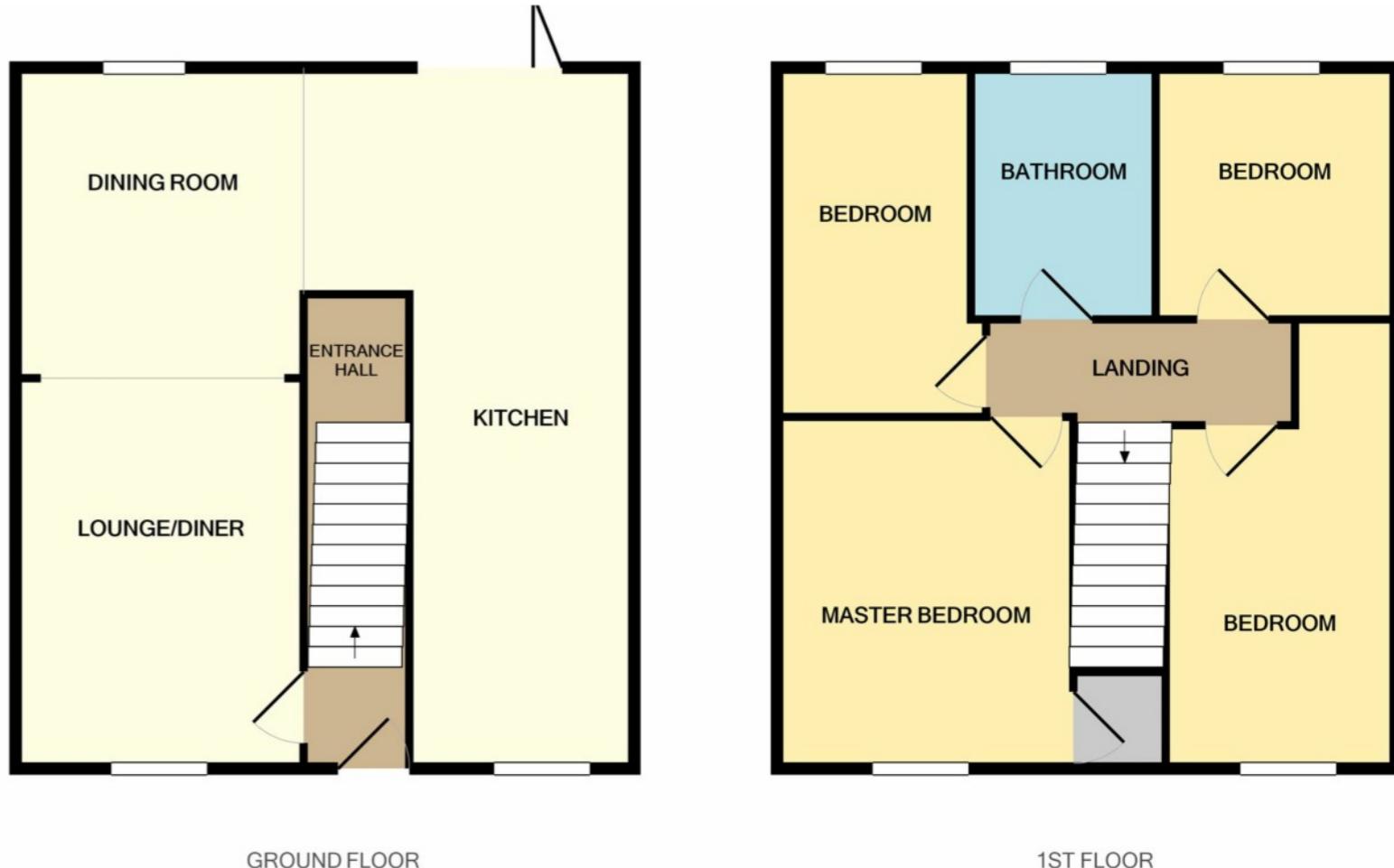
Energy Performance Certificate

Energy Rating D

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

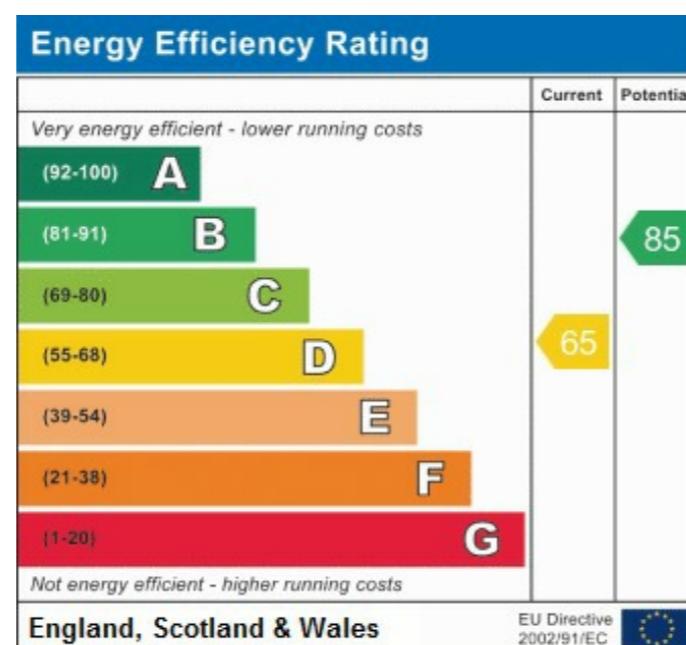
LOCATION

This wonderful family home is situated in a popular residential area, convenient for all the usual local amenities.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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