



**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



Phoenix Street, Rochdale OL12 7DW



Phoenix Street, Rochdale OL12 7DW

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.

FAMILY BATHROOM – 3.0 x 2.3 metres (9'10" x 7'6")

A stunning newly fitted family bathroom with quality fixtures and fittings, comprising a walk in shower with sprinkler shower head, vanity wash hand basin, tiled bath with centre fountain tap, low level wc, stunning tiled walls and flooring, spot lit ceiling.

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



Phoenix Street, Rochdale OL12 7DW



Phoenix Street, Rochdale OL12 7DW



Phoenix Street, Rochdale OL12 7DW



Phoenix Street, Rochdale OL12 7DW

Council Tax Band

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

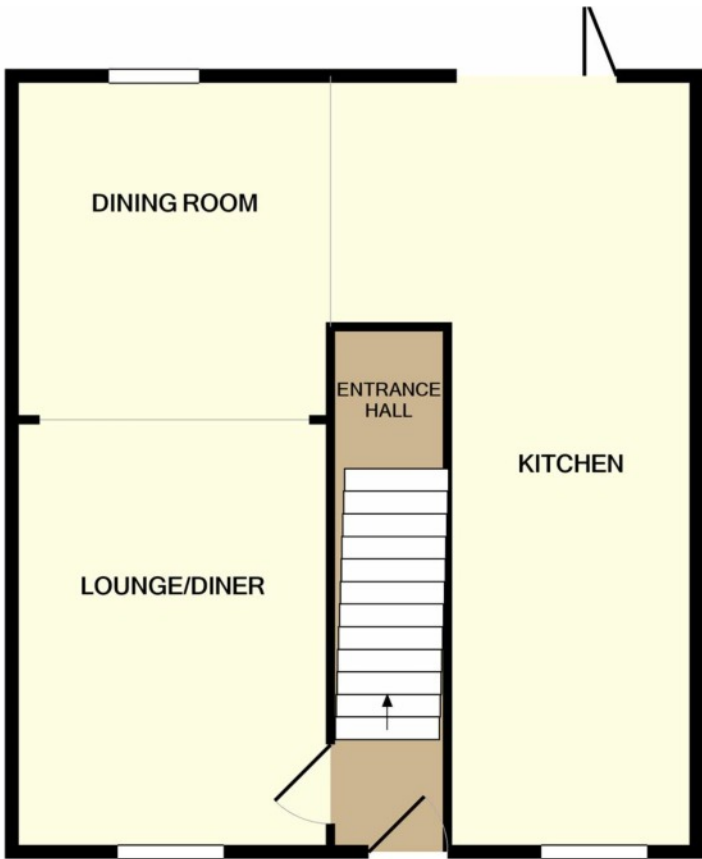
Energy Performance Certificate

Energy Rating D

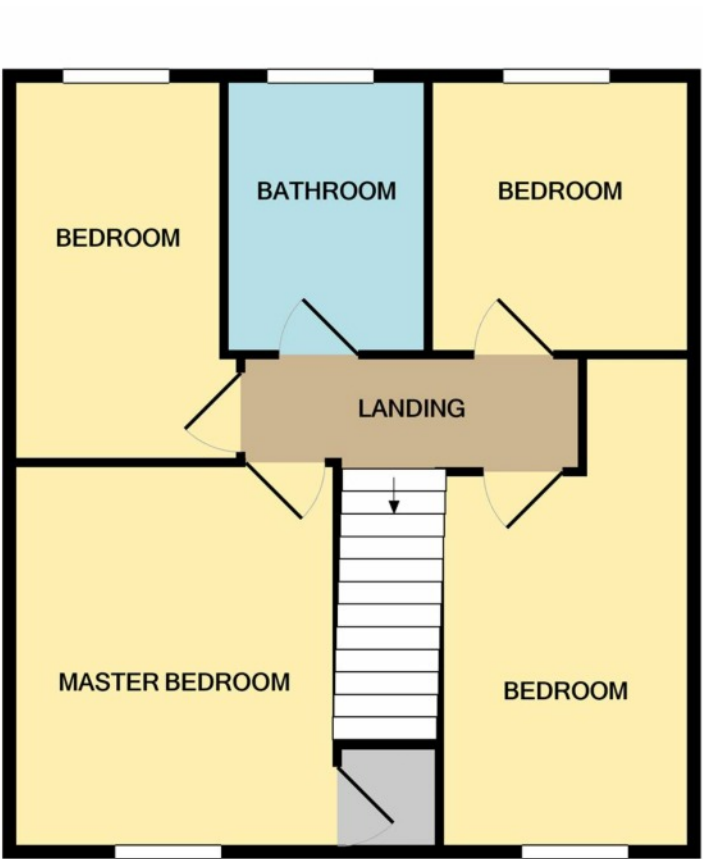
VIEWING STRICTLY BY APPOINTMENT
WITH SOLE AGENTS
BARTON KENDAL

LOCATION

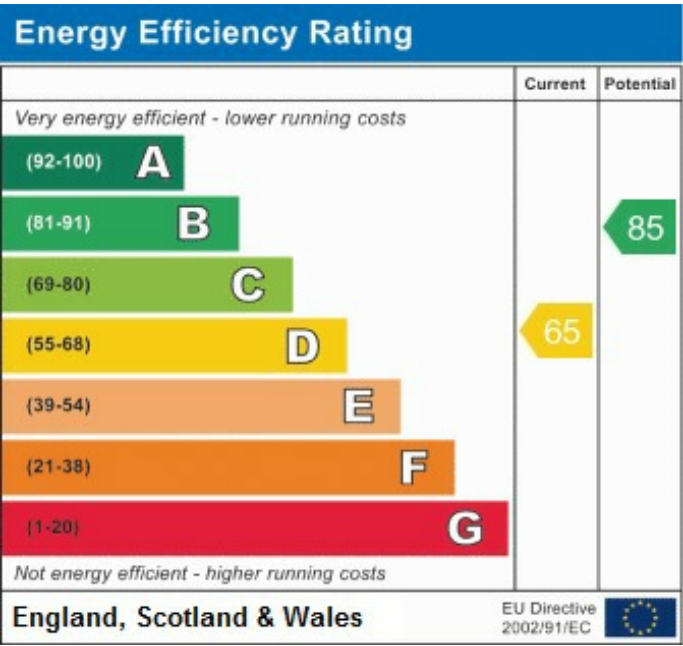
This wonderful family home is situated in a popular residential area, convenient for all the usual local amenities.



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
Made with Metropix ©2021

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of , an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification