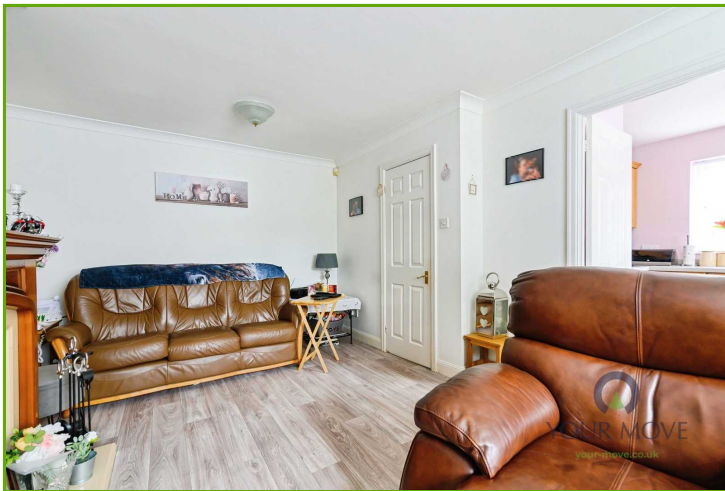
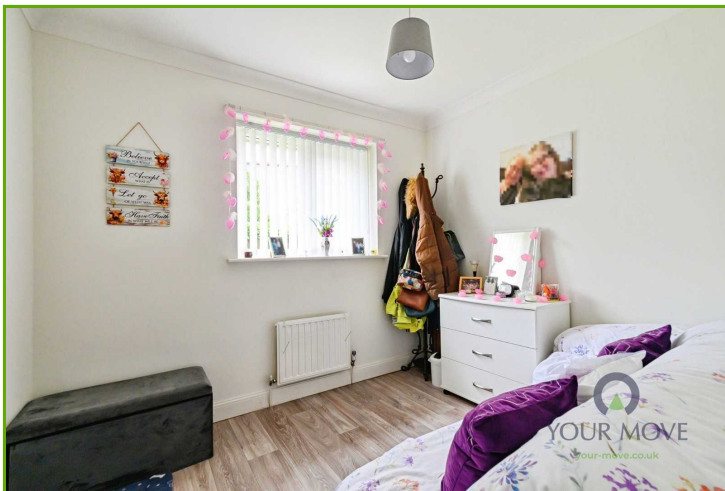
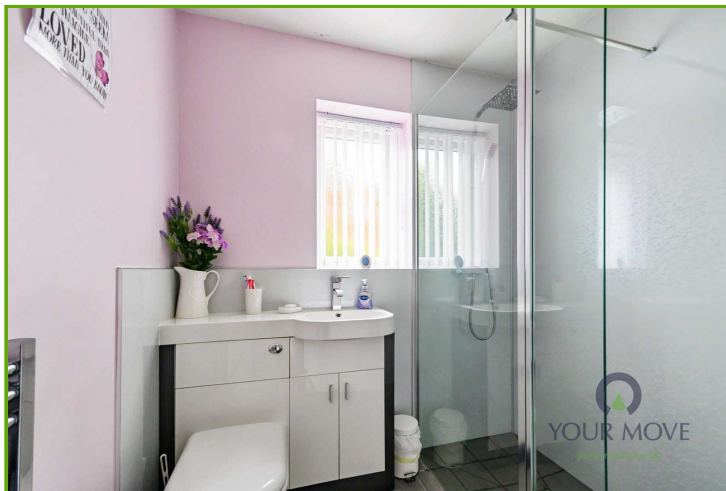




Nursery Gardens, Rochdale,
Greater Manchester, OL16

Offers Over: £190,000

Tenure: Freehold



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Nursery Gardens, Rochdale, Greater Manchester, OL16

Offers Over: £190,000 Tenure: Freehold

Council Tax Band: B EPC Rating: C Local Authority: Rochdale Borough Council

Occupying a pleasant position within a popular residential area, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living, attractive gardens and the added benefit of a private driveway. Ideal for a variety of purchasers, including those looking to downsize, first-time buyers or anyone seeking the convenience of ground-floor accommodation, this charming home provides a wonderful balance of practicality and lifestyle appeal.

Lounge

19'2" x 11'3" (5.84m x 3.43m)

A bright and welcoming reception room positioned to the front of the property, featuring a large window that allows plenty of natural light to flood the space. Offering ample room for comfortable seating, this inviting lounge provides the perfect setting for relaxing with family or entertaining guests.

Kitchen

9'11" x 8'1" (3.02m x 2.46m)

Positioned to the front of the property, the kitchen offers a practical and well-planned layout with a range of fitted units providing ample storage and workspace. Designed to cater for the demands of everyday living, this functional room offers plenty of space for meal preparation while enjoying a bright and pleasant outlook to the front aspect.

Bedroom 1

11'5" x 10'5" (3.48m x 3.18m)

A well-proportioned double bedroom offering generous space for bedroom furnishings. This comfortable and peaceful room provides an ideal retreat at the end of the day and benefits from plenty of natural light.

Bedroom 2

8'11" x 7'9" (2.72m x 2.36m)

A versatile single bedroom that can be adapted to suit a variety of needs, whether as a guest room, nursery, dressing room or home office. A bright and practical space offering flexibility for modern living.

Shower Room

6'5" x 5'5" (1.96m x 1.65m)

Fitted with a modern shower enclosure, wash hand basin and WC, the shower room provides a practical and well-appointed space designed to meet the needs of everyday living.

Front driveway and garden

The property benefits from an attractive front garden alongside a private driveway, providing valuable off-road parking and enhancing the property's kerb appeal.

Rear garden

To the rear is a generous lawned garden offering a wonderful outdoor space to relax, entertain or enjoy gardening. Enclosed and non overlooked, it provides an excellent extension of the living accommodation throughout the year

Area and local amenities

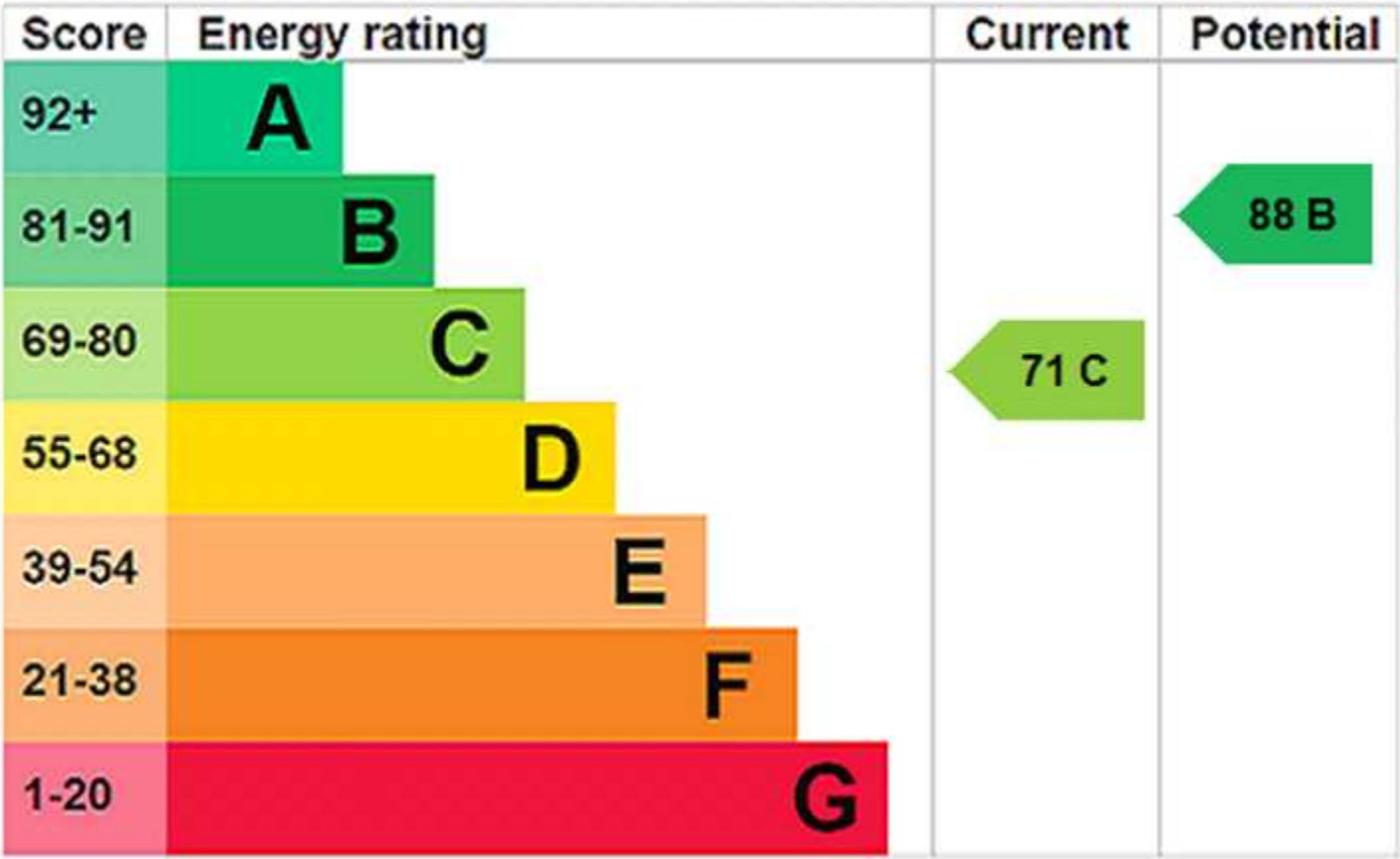
The property is ideally positioned within the established Belfield area of Rochdale, a popular residential location that combines everyday convenience with excellent transport links. A range of local amenities can be found within easy reach, including The Co-operative Food, Asda and Morrisons, ensuring day-to-day shopping needs are well catered for. The nearby Kingsway Retail and Business Park further enhances the area's appeal, offering a variety of retail, dining and employment opportunities.

Families are particularly well served by the excellent selection of schools in the surrounding area. Belfield Community School is within walking distance, while Sacred Heart Roman Catholic Primary School, Kingsway Park High School, St Joseph's RC School and Springhill High School are all conveniently located nearby. In addition, the area benefits from a number of parks, recreational facilities and open green spaces, providing opportunities for leisure, exercise and family activities throughout the year.

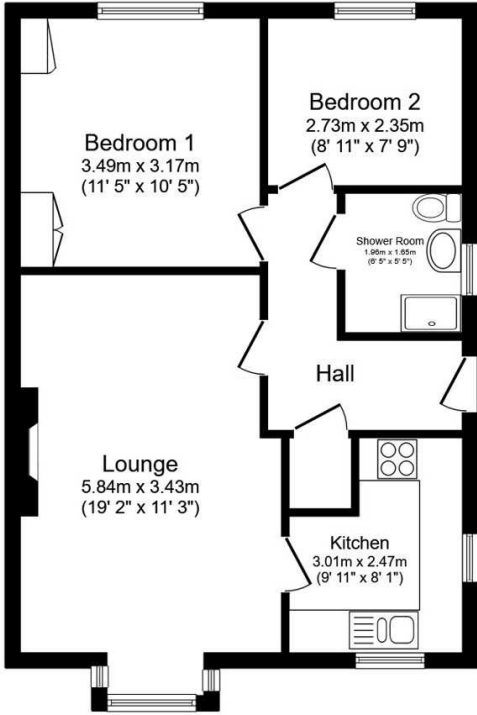
For those who commute, the location offers outstanding connectivity. Regular bus services operate from nearby Albert Royds Street, while Newbold Metrolink stop is less than a mile away, providing direct access to Rochdale town centre, Oldham, Manchester and beyond. Rochdale Railway Station is also easily accessible, offering rail services across the region. The nearby M62 motorway network further enhances accessibility, making this an excellent choice for professionals and commuters seeking a well-connected yet established residential setting.

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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Other important information which you will need to know about this property can be found at your-move.co.uk



For full EPC please contact the branch.



Floor Plan

Total floor area 55.9 sq.m. (601 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com