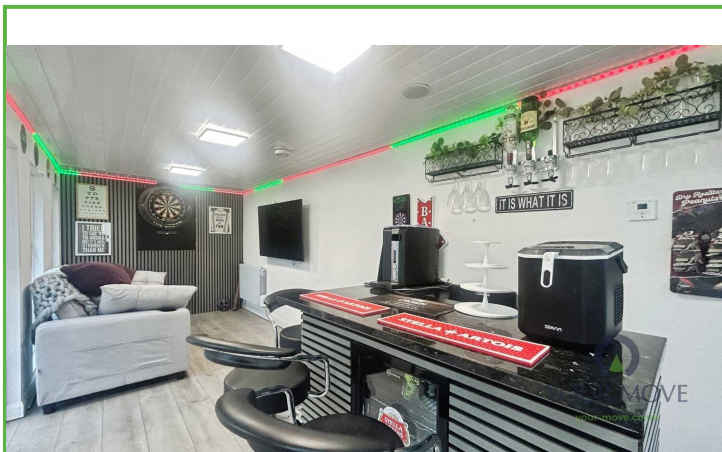
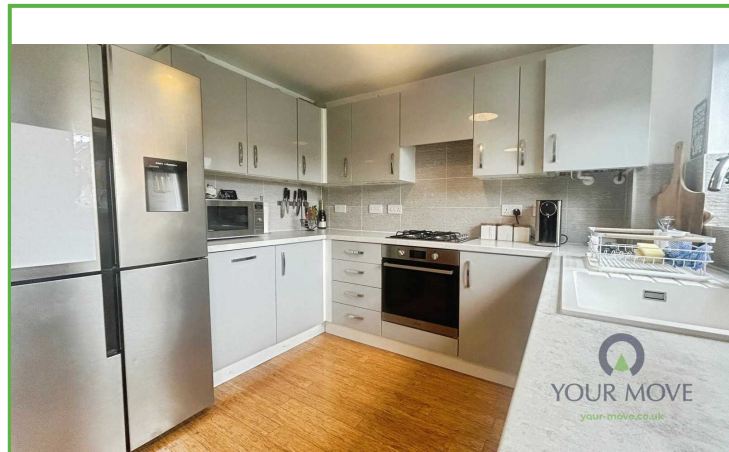
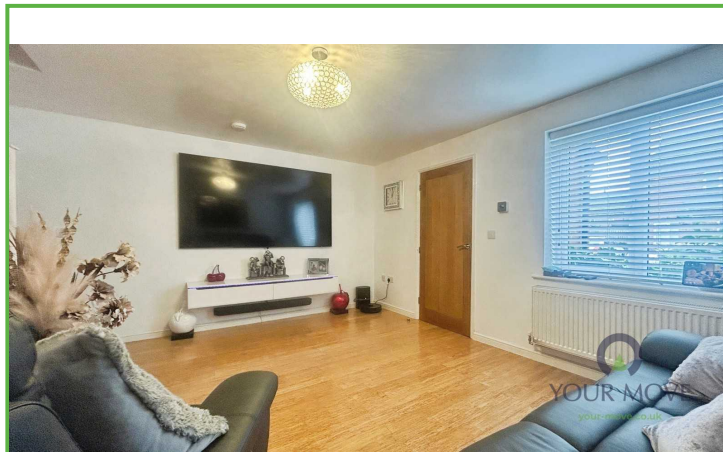
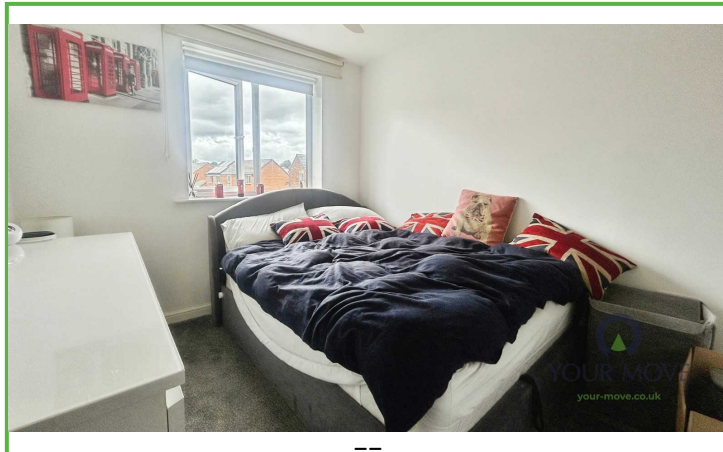
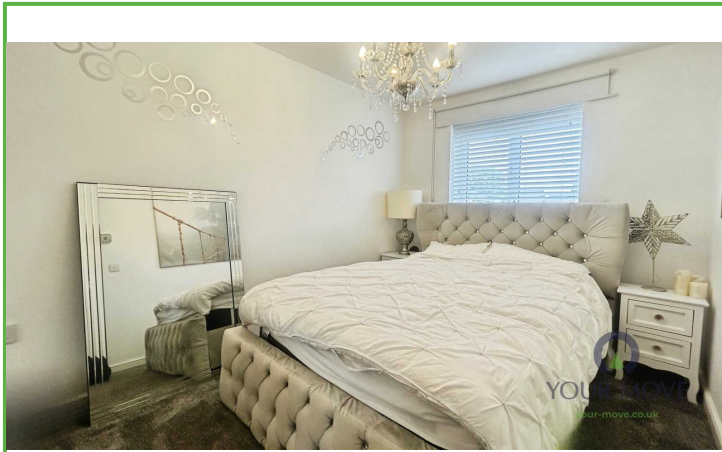




Palmerston Way, Rochdale,
Greater Manchester, OL11

Asking Price: £240,000

Tenure: Freehold



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Asking Price: £240,000 Tenure: Freehold

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

Nestled within a highly sought-after residential location, this beautifully presented three-bedroom detached home offers the perfect blend of modern living, practical family space, and impressive outdoor entertaining areas. Finished to a high standard throughout and ready for immediate occupation, this exceptional property provides everything today's buyers are looking for, from spacious interiors to a stunning south-facing garden retreat.

Entrance Porch

A welcoming entrance porch providing a practical space for coats and footwear while creating a pleasant introduction to the home

Downstairs WC

Conveniently located off the entrance porch, the downstairs WC is fitted with a low-level WC and wash hand basin, providing a useful facility for both family members and guests.

Lounge

Positioned to the front of the property, the spacious lounge is a bright and inviting reception room, offering the perfect space to relax and unwind. Generous proportions and natural light create a warm and comfortable atmosphere, ideal for everyday family living.

Kitchen/Diner

The heart of the home, this stylish kitchen diner is fitted with a range of modern wall and base units complemented by ample worktop space. There is plenty of room for a family dining table, making it an excellent space for both everyday meals and entertaining. French doors/direct access lead directly to the rear garden, seamlessly blending indoor and outdoor living.

Bedroom 1

A spacious double bedroom offering ample room for a range of bedroom furnishings. Beautifully presented throughout, this impressive principal bedroom provides a peaceful retreat at the end of the day.

Bedroom 2

A further generous double bedroom, ideal for family members or guests. Well-proportioned and filled with natural light, this versatile room offers comfortable accommodation.

Bedroom 3

A well-sized single bedroom that would be perfectly suited as a child's bedroom, nursery, dressing room or home office, depending on the needs of the new owner.

Family bathroom

The modern family bathroom is fitted with a contemporary suite comprising a bath with shower over, wash hand basin and low-level WC. Finished in a stylish and neutral design, it serves the household with both practicality and comfort.

Rear garden

The attractive south-facing rear garden has been designed with both relaxation and entertaining in mind. A spacious decking area provides the perfect setting for outdoor dining and summer gatherings, while the lawned section offers space for children to play and enjoy. Benefiting from a sunny aspect throughout the day, this outdoor space is a real feature of the home.

Summer house

A fantastic addition to the property, the summer house benefits from power and lighting and has been thoughtfully arranged to include a bar area. Offering excellent versatility, it could be utilised as an entertaining space, home office, hobby room or simply a place to relax and enjoy the garden.

Area and local amenities

Situated within a popular and well-established residential area of Rochdale, this property enjoys a convenient location that is particularly appealing to families, professionals and commuters. The neighbourhood offers a welcoming community atmosphere while remaining close to a wide range of everyday amenities. Rochdale town centre can be reached in under 10 minutes by car, providing an extensive selection of shops, restaurants, cafés and leisure facilities, while Kingsway Retail Park is just a 5-minute drive away.

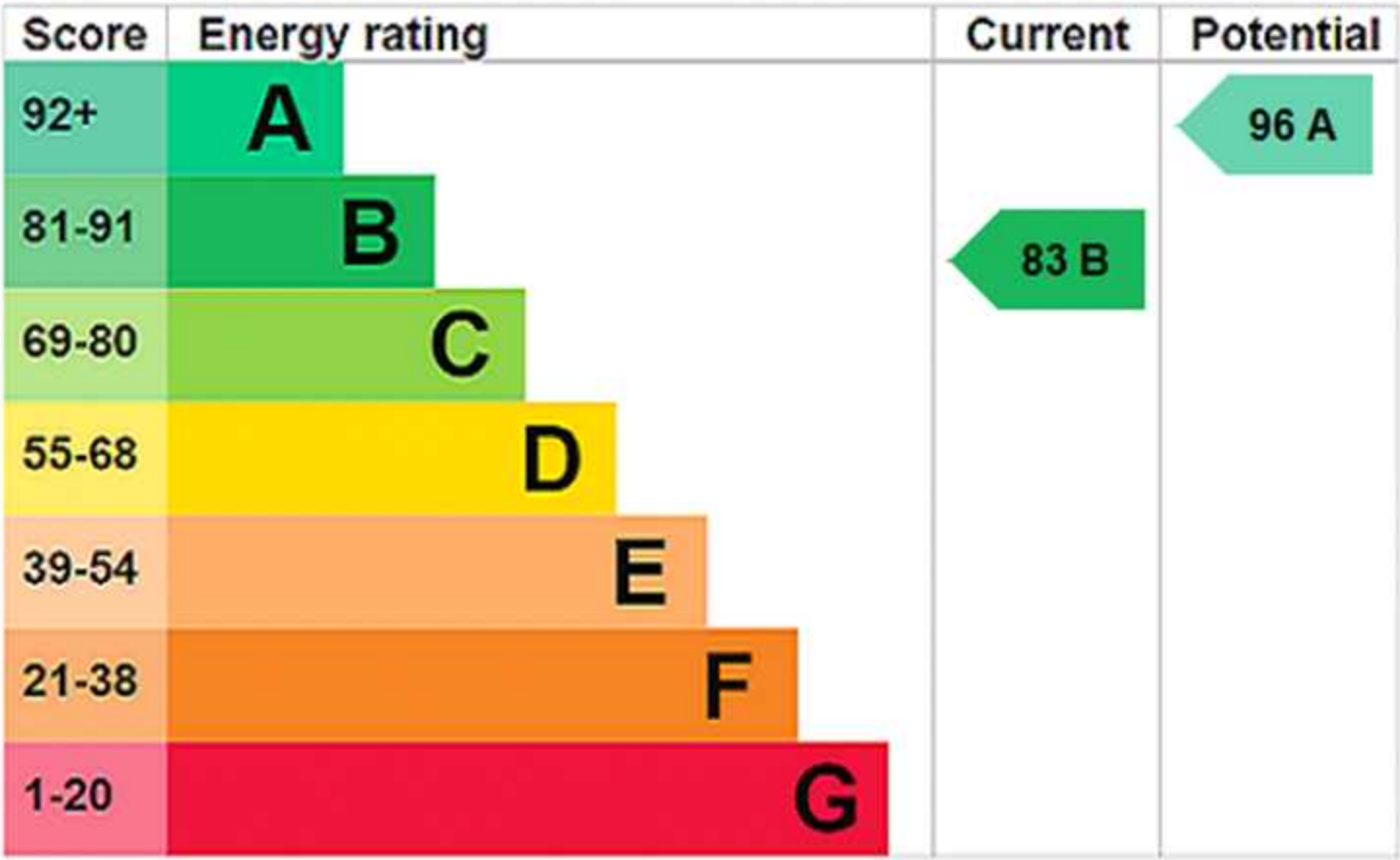
The area is well served by a selection of highly regarded primary and secondary schools, making it an excellent choice for growing families. For outdoor enthusiasts, Springfield Park and other local green spaces are within easy reach, offering pleasant walking routes, recreational facilities and open spaces to enjoy. Supermarkets, convenience stores and healthcare facilities can all be reached within a few minutes, ensuring day-to-day essentials are always close at hand.

For commuters, the location offers excellent connectivity. Rochdale Railway Station is less than a 10-minute drive away, providing regular services to Manchester city centre in around 15 minutes. The Metrolink network is also easily accessible, while Junction 21 of the M62 motorway can be reached in around 5 minutes, offering straightforward access to Manchester, Leeds and the wider North West. Combining convenience, strong transport links and excellent local amenities, this is a location that continues to prove popular with a wide range of buyers.

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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.