



Rochdale Road, Greetland, HX4 8JE
£210,000

E&H Edkins Holmes
ESTATE AGENTS

Presenting a delightful end-of-terrace property in the highly sought-after area of Greetland. This spacious three-bedroom home boasts an array of attractive features, perfect for families or those seeking generous living spaces.

The house benefits from a sizeable dining kitchen, ideal for family meals and entertaining guests. The roomy lounge offers a comfortable retreat with ample space for relaxation.

The modern bathroom is sleek and stylish, ensuring all your daily needs are met with ease. The true gem of this property, however, lies outside: a south-facing patio garden to the side, providing the perfect spot to enjoy stunning valley views and soak up the sun.

Additionally, the property benefits from far-reaching views to the rear, making it a picturesque place to call home.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 16'6" x 17'5" (5.044 x 5.331)

Gas stove. Two radiators. Two UPVC double glazed windows to front elevation. Two UPVC double glazed windows to rear elevation.

Dining Kitchen 16'5" x 14'5" (5.019 x 4.419)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Tiled splash backs. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Integrated fridge. Feature fireplace. Radiator. Worcester boiler. Door leading to cellar. One UPVC double glazed window to the front elevation. Two UPVC double glazed windows to the rear elevation.

Landing

Stairs leading from entrance hall. Two UPVC double glazed windows to rear elevation.

Bedroom One 10'1" + recess x 17'7" max (3.083 + recess x 5.371 max)

Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 13'4" x 9'6" (4.067 x 2.916)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 16'7" x 7'7" (5.066 x 2.323)

Radiator. Two UPVC double glazed windows to front and rear elevations.

Bathroom

Wash hand basin. Shaver point. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Patio garden with wrought iron fence and gate.

Side Garden

Enclosed patio garden to side with far reaching views.

Council Tax Band

B

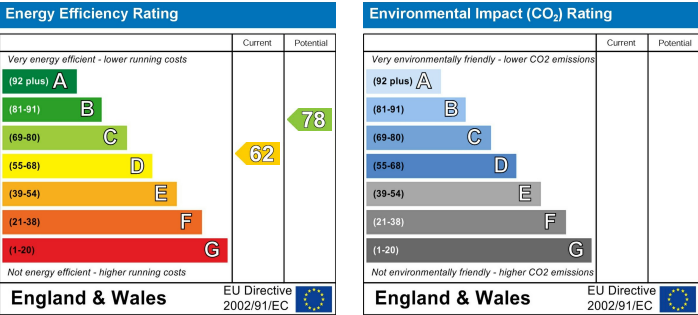
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
left.piano.acid

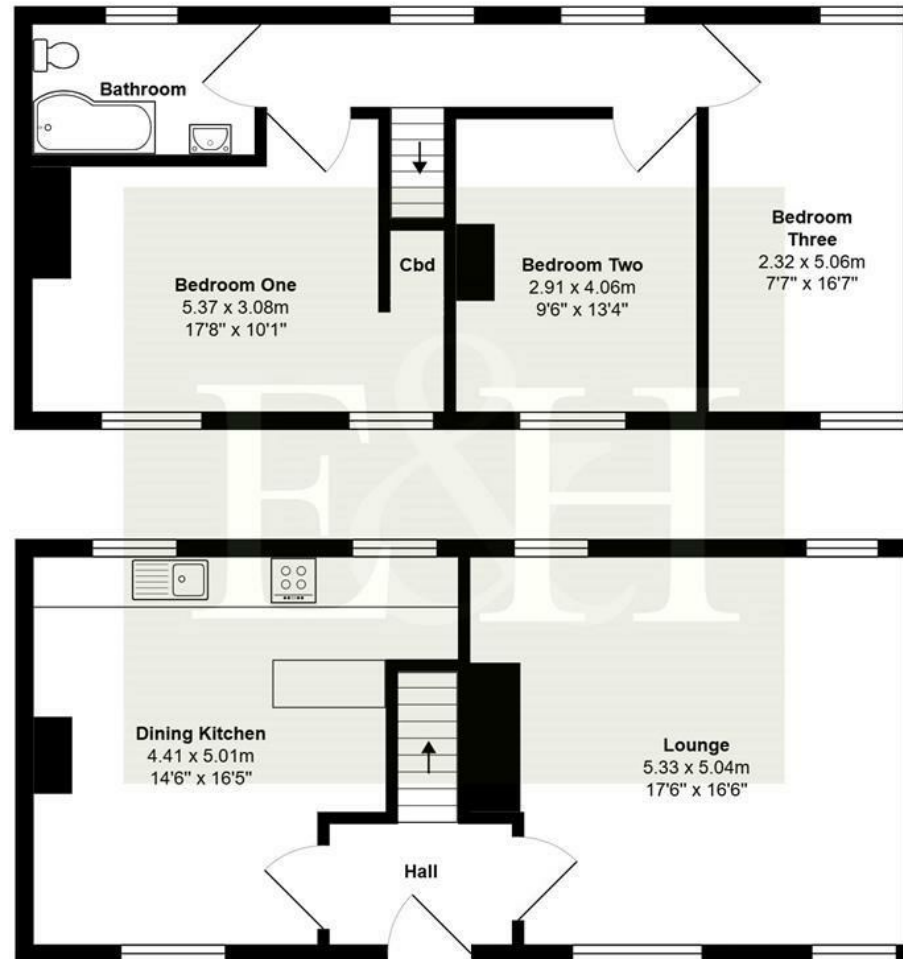
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All measurements are approximate and for display purposes only