



 RESIDE

118 Rochdale Road East | Heywood OL10 1QJ

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# 118 Rochdale Road East

Heywood | OL10 1QJ      £250,000

Nestled on the cusp of Heywood, we are delighted to present this stunning Victorian end-terraced house, offering an elegant blend of period features and modern comforts.

Step inside and be captivated by the timeless charm of high ceilings and ornate cornices which create an inviting entrance that sets the tone for the grandeur within.

The spacious lounge is a perfect blend of comfort and style, featuring a stunning fireplace, hardwood flooring, and an inviting ambiance - ideal for entertaining or quiet evenings. The lounge has an open arch leading into the well-proportioned dining room with a fireplace serving as the focal point. The bay window in the lounge allows natural light to flood into the living spaces.

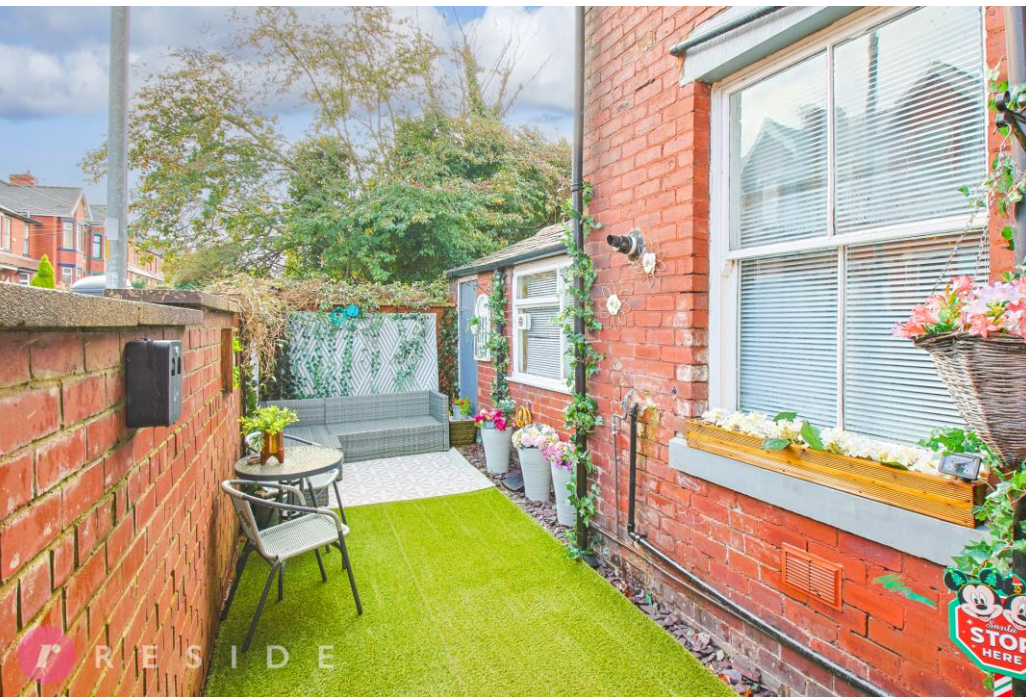
Heading into the sitting room, the versatile layout provides flexibility for various living arrangements. Here, access to a private garden, offers a serene outdoor retreat. Continue into the kitchen, fully-equipped with modern conveniences and topped with oak worktops. The kitchen offers ample storage space whilst being fitted with modern appliances.

Ascend the staircase to discover three generously sized bedrooms, each tastefully decorated and boasting ample wardrobe space. Completing the accommodation is a luxurious four-piece bathroom, beautifully designed and finished with contemporary fixtures and fittings.

The potential to convert loft space offers versatility - ideal for a home office, guest suite, or additional living area, adding valuable square footage to this already spacious residence.

The enchanting rear garden is a secluded oasis, perfect for entertaining or relaxing in a tranquil setting.

With three bedrooms and three reception rooms, the house offers flexible accommodation suitable for families, professionals, or those seeking a spacious residence. Elegance, space, and timeless design come together seamlessly in this exceptional residence. Viewing is highly recommended to fully appreciate the grandeur and beauty of this remarkable property.

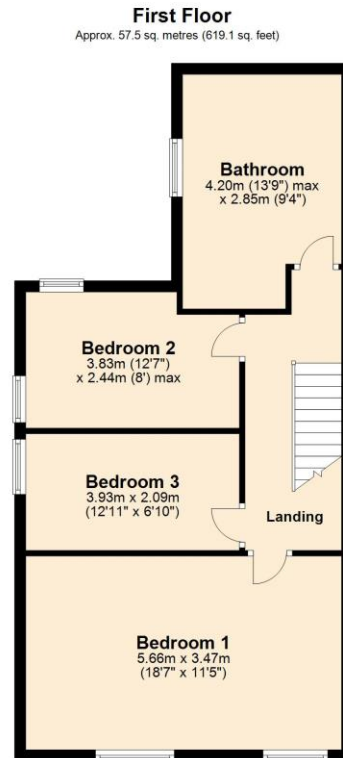
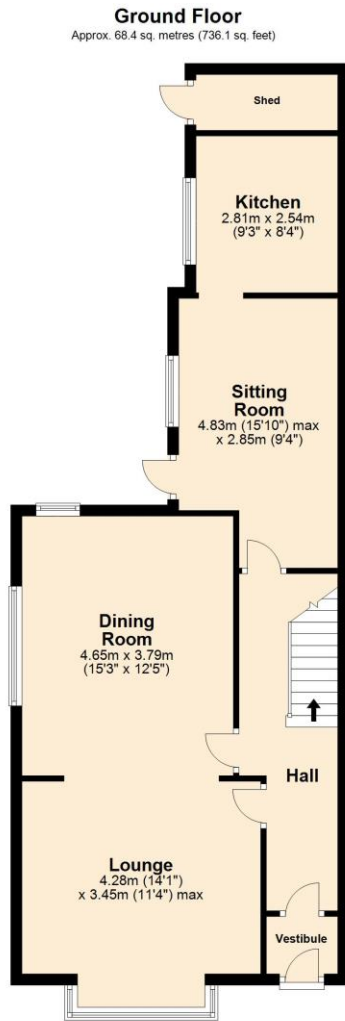






To view this property call Reside on **01706 356633**





Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".