



ADAM SIMMS

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Moor Park Avenue, Rochdale, OL11 3JG

Offers In Region Of £215,000

3 1 1



Stunning 3-Bedroom Family Home in Move-In-Ready Condition – Perfect for First-Time Buyers or Investors

This beautifully maintained 3-bedroom home is a fantastic opportunity for first-time buyers or investors. The current owners have lovingly cared for the property, and it has been thoughtfully modernised throughout, offering a fresh and welcoming atmosphere.

The property briefly consists of; Entrance hallway leading to stairs and into the main open plan living room, featuring a charming open fireplace with an installed log burner – perfect for cosy evenings, This flows seamlessly into the modern kitchen-diner, which boasts integrated appliances, ample storage, and both low-level and eye-level units finished to a high standard. The adjoining pantry adds extra convenience. To the rear, you'll find a generous conservatory, ideal for relaxation or entertaining, with patio doors leading directly to the rear garden.

Upstairs, the home offers a modern family bathroom, complete with a wash basin, bath with shower overhead, and WC. There are two well-proportioned double bedrooms, plus a third single bedroom currently being used as an office – perfect for remote work or as a guest room.

To the front, the driveway provides ample off-road parking for multiple cars. The rear garden is flagged for easy maintenance and features a peaceful fish pond, ideal for outdoor enjoyment.

EPC pending

Please quote AS1006 when enquiring.





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- Off Road Parking for Multiple Cars
- Gas Central Heating and Double Glazing
- Log Burner
- Open Plan Modern Living
- Modern High Spec Kitchen and Bathroom
- Ideal for FTB and Investors
- EPC TBC

