

Broad Lane
Rochdale OL16 4PU



BARTON KENDAL are pleased to bring to the market this spacious three bedroom end terrace property, positioned in the desirable and popular location of Burnedge. Whilst requiring a degree of modernisation, the property represents a great opportunity to create a wonderful family home with fantastic outdoor space. A welcoming entrance hallway provides access to the front sitting room, the larger second reception room as well as stairway access to the first floor accommodation. There is a fitted kitchen, will will require some upgrade and a large conservatory with plumbing in situ and space for appliances. To the first floor, there are two double bedrooms along with a third single bedroom and a family bathroom. All of which are positioned off ample landing space. The property is offered for sale with no onward chain, and early viewing comes highly recommended.

ASKING PRICE £205,000

Head Office - 122 Yorkshire Street
ROCHDALE
OL16 1LA
Tel:: (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

GROUND FLOOR

Entrance Hallway

Sitting Room - 3.54m x 3.46m (11'7" x 11'4")

Lounge - 4.54m x 3.93m (14'11" x 12'11")

Kitchen - 3.01m x 2.35m (9'10" x 7'8")

Conservatory / Utility Room - 4.20m x 2.35m (13'9" x 7'8")

FIRST FLOOR

Landing

Master Bedroom - 3.31m x 2.81m (10'10" x 9'3")

Bedroom Two - 3.17m x 2.92m (10'5" x 9'7")

Bedroom Three - 3.31m x 1.73m (10'10" x 5'8")

Bathroom - 2.92m x 2.19m (9'7" x 7'2)

EXTERNAL

Externally, the property benefits from a large rear garden boasting 25 metres of lawned area. The property is set back from the road with a small garden space to the front. Street parking is readily available directly outside the property. Local amenities including shops and schools are a short drive away.



Council Tax Band

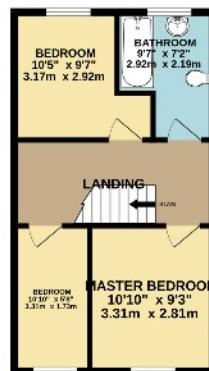
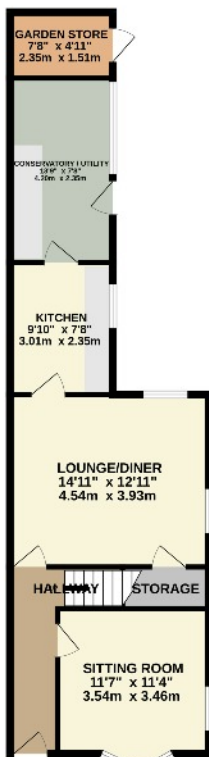
We are advised that the property is assessed in Council Tax Band C

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR
873 sq ft (80.6 sq m) approx.

1ST FLOOR
400 sq ft (37.2 sq m) approx.



TOTAL FLOOR AREA: 1,024 sq ft (95.1 sq m) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, sections, rooms and any other details are approximate and not guaranteed. It is recommended that prospective purchasers should verify the accuracy of the floorplan by site inspection and measurement. The services, systems and appliances shown herein are for information only and are not guaranteed to be in place or working at the time of sale.
 March 2017 Reference: 610228

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification