



**ADAMSONS  
BARTON  
KENDAL**

**Jarvis Street, Rochdale OL12 0JE**

**Offers in the region of £110,000**



**ADAMSONS BARTON KENDAL** are pleased to offer for sale, this well presented 2 bedroomed, recently renovated end terraced house benefiting from a gas fired central heating system, double glazed windows and a rear yard. The property has an open aspect to the side of the property over school playing fields and is currently tenanted, achieving a rental income of £650 per calendar month. The property is initially offered for sale to investors, who wish to acquire an excellent investment property at a competitive price

**Viewing Strongly Recommended**

**Head Office - 122 Yorkshire Street**  
ROCHDALE  
Lancashire  
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

**LOUNGE - 4.3 x 4.9 metres reducing to 4.3 metres (14'1" x 16' reducing to 14'1")**

A well presented and spacious main reception room with feature fireplace

**KITCHEN - 3.1 x 2.9 metres (average) (10'2" x 9'6")**

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, storage cupboard, access to cellar

### Basement

**CELLAR ROOM**

4.3 x 4.9 metres reducing to 4.3 metres (14'1" x 16' reducing to 14'1")

### First Floor

**LANDING**

**BEDROOM ONE**

3.3 x 4.9 metres reducing to 4.4 metres (10'9" x 16' reducing to 14'5")

A spacious and well presented double bedroom, situated to the front of the property

**BEDROOM TWO**

4.1 x 2.0 metres reducing to 1.5 metres (13'5" x 6'6" reducing to 4'11")

**BATHROOM - 1.9 x 1.8 metres (6'2" x 5'10")**

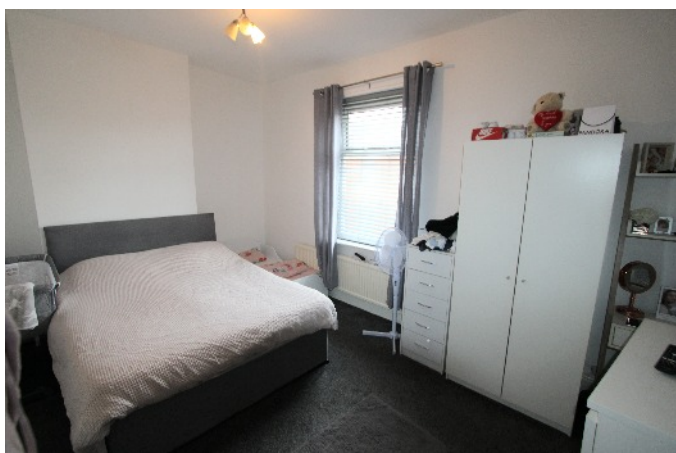
Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, tiled walls

### External

The property is built flush to the pavement and there is a rear yard.

The property is currently offered for sale with a sitting tenant, on an assured short hold tenancy agreement, with a passing rent of £650 per calendar month.





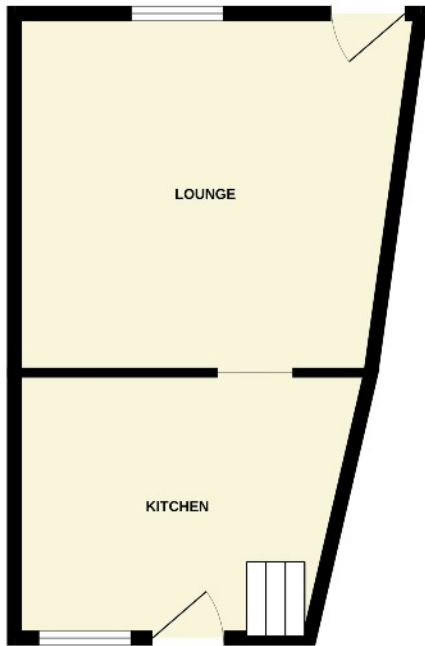
# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - D

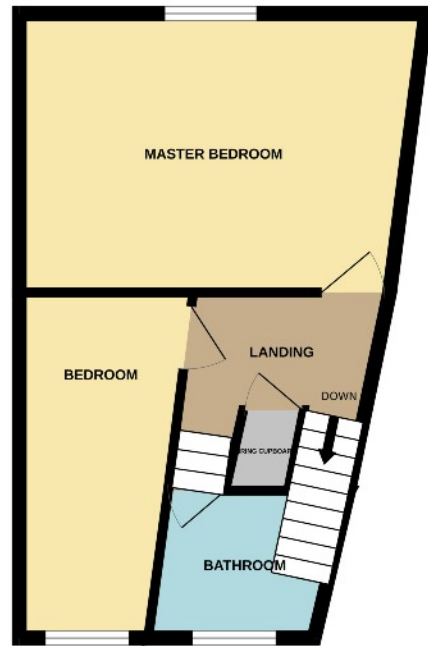
Council Tax Band - A

Tenure - Assumed Leasehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk)    e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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