



**ADAMSONS
BARTON
KENDAL**

Leyton Street, Rochdale OL12 0TB

Asking Price £130,000



ADAMSONS BARTON KENDAL This well presented large 2

bedroomed end terraced property is situated in a popular residential area within close proximity to all the usual local amenities. Internally the property comprises, at ground floor, a spacious lounge, dining room and kitchen extension and to the first floor, 2 double bedrooms, both with fitted bedroom furniture and a large family bathroom. Externally, there is well presented, wrap-around flagged yard. The property benefits from a gas fired central heating system and UPVC double glazing throughout and is offered for sale at a competitive price with early viewing highly 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 - feature fireplace

DINING ROOM - feature fireplace, alcove storage

KITCHEN - range of wall and base units with complementary work surfaces, double bowl stainless steel sink unit, integrated oven and extractor

First Floor

LANDING

BEDROOM ONE - range of fitted wardrobes

BEDROOM TWO - range of fitted wardrobes and bedroom furniture

BATHROOM - panelled bath, vanity wash hand basin, separate shower cubicle, low level wc, tiled walls, chrome towel rail/radiator

Externally

YARD AREA - flagged for low maintenance with flower beds



EXTERNAL & GENERAL INFORMATION

The property benefits from generous, wrap around flagged yard area.

We are advised the property is Leasehold and is assessed in Council Tax Band A.

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons 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 Adamsons 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