



**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.

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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