



**ADAMSONS
BARTON
KENDAL**

Bentmeadows, Rochdale OL12 6HZ

Asking Price £150,000



ADAMSONS BARTON KENDAL are pleased to offer for sale this immaculately presented two bedroom mid-terraced cottage situated on a popular row of properties with ease of access to many local amenities including Cronkeyshaw Common. The property possesses a lovely cottage feel, aided by tasteful decor throughout including solid wood beams and log burner with a stunning feature surround. Internally comprising of an entrance vestibule, spacious lounge diner and galley kitchen. The first floor is accessed up a space-saving spiral staircase on to a landing space, with two double bedrooms including a large master and a three piece bathroom suite.

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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

Vestibule

Lounge / Diner - 5.46m x 4.49m (17'11" x 14'9")

Kitchen - 4.49m x 1.76m (14'9" x 5'9")

First Floor

Bedroom One - 3.78m x 3.61m (12'5" x 11'10")

Bedroom Two - 3.43m x 1.91m (11'3" x 6'3")

Bathroom - 2.57m x 1.48m (8'5" x 4'10")

External

The property benefits from a good sized and enclosed paved rear yard which is gated to allow access to the alleyway which runs behind. There is a timber built shed providing outdoor storage options. Local amenities in Rochdale town centre are a short distance away whilst several open spaces including Cronkeyshaw and Syke Commons are a stones throw.

Potential buyers should be aware that the property sits on an unadopted road.



GENERAL INFORMATION

Tenure - TBC
Council Tax Band - B
EPC - TBC

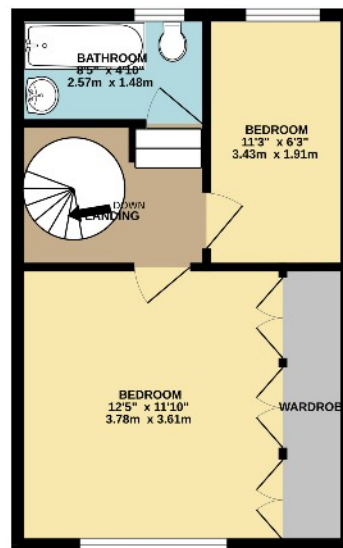
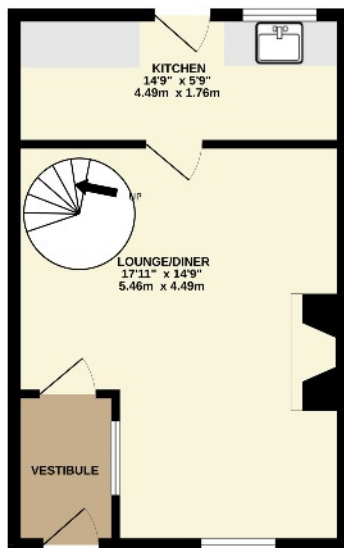
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA - 685 sq.ft. (63.7 sq.m.) approx.

While 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, omissions or mis-statements. This plan is for information purposes only and should not be used as such by any prospective purchaser. The services, facilities and appliances shown have not been tested and no guarantee is made as to their accuracy or effectiveness can be given.
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