

Augusta Close  
Cronkeyshaw, Rochdale OL12 6HT



**ADAMSONS BARTON KENDAL** are pleased to bring to the market this three bedroom semi detached family home situated in a popular area of Rochdale with gardens to both the front and rear. Situated a short distance from Cronkeyshaw Common and conveniently positioned for access to all the usual local amenities, and within 0.5 miles of Rochdale Town Centre. The property provides well proportioned accommodation and briefly comprises entrance hallway, open plan lounge/diner and kitchen. To the first floor, there are two double bedrooms as well as a third single bedroom and a three piece family bathroom.

**VIEWING STRONGLY RECOMMENDED**

**OFFERS INVITED IN THE REGION OF £210,000**

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Tel : (01706) 653214

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Middleton  
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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**

Hallway

Lounge / Diner - 7.53m x 3.91m (24'8" x 12'10")

Kitchen - 3.32m x 2.50m (10'11" x 8'2")

### **First Floor**

Landing

Bedroom One - 4.01m x 3.00m (13'2" x 9'10")

Bedroom Two - 3.52m x 3.00m (11'7" x 9'10")

Bedroom Three - 3.19m x 2.30m (10'6" x 7'7")

Bathroom - 2.00m x 1.80m (6'7" x 5'11")

### **External**

The property benefits from generous garden space to both the front and rear, as well as a private driveway for multiple vehicles and a detached single garage. Local amenities such as schools and shops are situated a short distance away whilst additional amenities are available in Rochdale town centre which is just half a mile away.

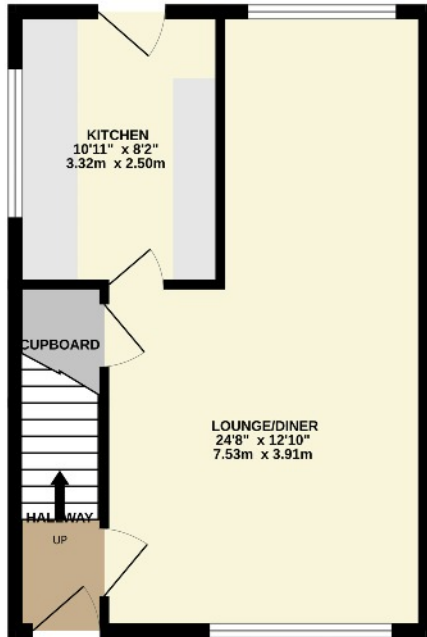


## Council Tax Band

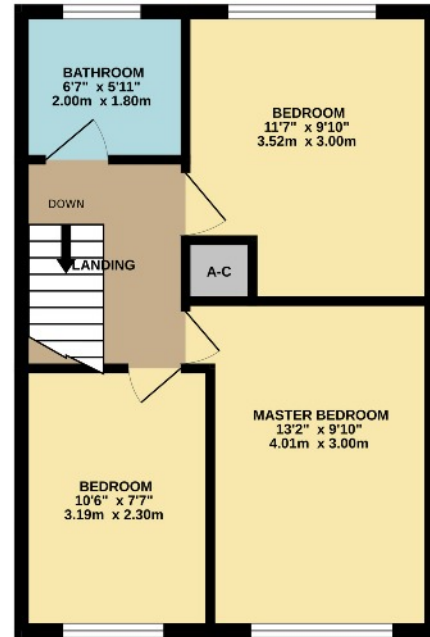
We are advised that the property is assessed in Council Tax Band C

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

GROUND FLOOR



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		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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