

Madeley Gardens, Rochdale OL12 7BZ

Asking Price £240,000



ADAMSONS BARTON KENDAL are pleased to offer for sale this three bedroom semi detached family home situated on a large corner plot, in the popular area of Meanwood, and boasting well maintained gardens to both the front, side and rear as well as benefiting from a private driveway and a detached single garage. Internally, the property comprises of a porch/vestibule which in turn leads to a spacious hallway with stairway to the first floor. There are three spacious reception rooms including the rear conservatory which has an insulated roof making it a useable space throughout all seasons. The kitchen comprises a range of wall and base units with a mixture of integrated and freestanding appliances. At first floor level there are two double bedrooms, an additional single bedroom, and a family bathroom all situated off a generous landing space. Early viewing comes highly recommended to appreciate the plot and accommodation of this great family home.

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

FIRST FLOOR

EXTERNAL

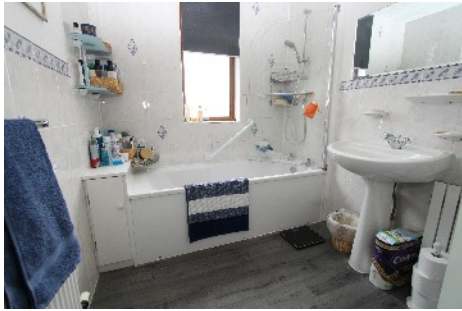


ADDITIONAL INFORMATION

Council Tax Band - B

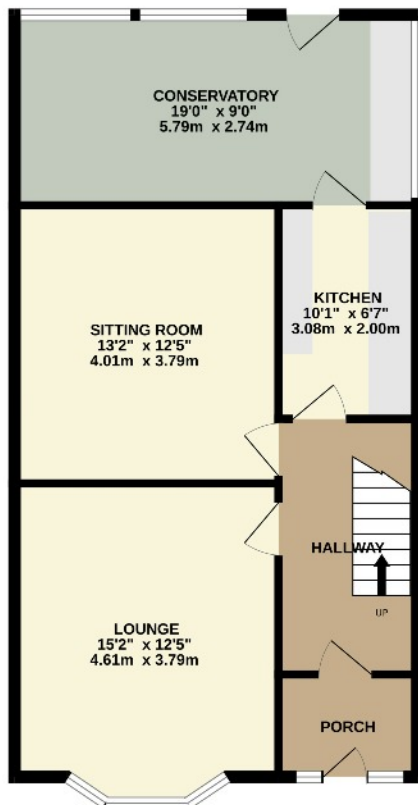
Energy Performance Cert - TBC

Tenure - Freehold

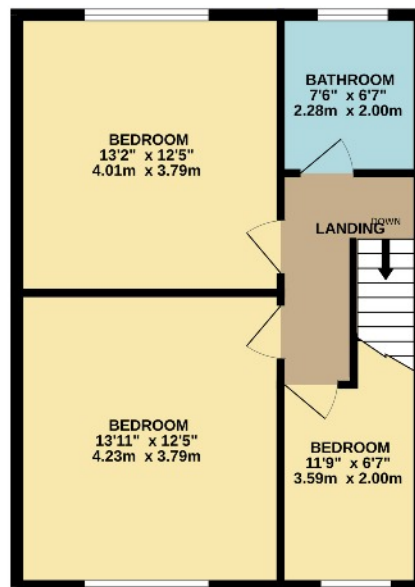


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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, 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.
Made with Metropack 6/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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