

Cumberland Road, Rochdale OL11 2RP
Offers invited in excess of £169,995



ADAMSONS BARTON KENDAL are delighted to market this exceptional 3 bedroomed semi-detached house, situated in an established residential area, ideal for a young family. The property benefits from a gas fired central heating system, double glazed windows and is immaculately presented throughout and is set in gardens to both front and rear with a side decked patio area. The accommodation briefly comprises, at ground floor level, a hall, lounge and kitchen and to the first floor, a landing, 3 bedrooms and a family bathroom. The property is offered for sale with vacant possession and early viewing comes highly recommended to appreciate the calibre of the accommodation on offer.

Vacant Possession Available
No Chain

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

Entrance HALL

Quality wooden flooring, spindle staircase to the first floor

LOUNGE - 3.8 x 3.7 metres

A spacious, immaculately presented main reception room with feature log effect fire, open to:

DINING ROOM - 2.5 x 2.7 metres

Double glazed patio doors leading out to the rear garden

KITCHEN - 2.2 x 2.8 metres plus 1.1 x 1.6 metres

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, part tiled walls, PVC clad ceiling with spotlights

FIRST FLOOR

LANDING

Oak doors to all bedrooms

MASTER BEDROOM - 3.2 x 3.0 metres

A spacious double bedroom with a range of fitted wardrobes and bedroom furniture

BEDROOM TWO - 3.2 x 3.0 metres

A second spacious double bedroom

BEDROOM THREE - 2.3 x 2.0 metres

Family BATHROOM

Panelled bath with shower above, pedestal wash hand basin, low level wc, PVC clad walls and ceiling

EXTERNALLY

There are gardens to front, side and rear with a side decked patio area



ADDITIONAL INFORMATION

Council Tax Band - **A**

Energy Performance Cert - **TBC**

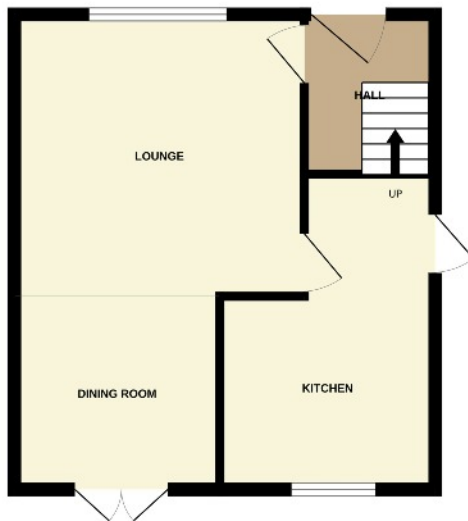
Tenure - **Freehold**

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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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