

Dellar Fold
Passmonds OL12 7AN



A WELL PRESENTED TWO BEDROOM APARTMENT SITUATED ON THE
SECOND FLOOR OF A SOUGHT AFTER GATED DEVELOPMENT
IN PASSMONDS, ROCHDALE



BARTON KENDAL are delighted to offer for sale this two bedroom second floor apartment at Dellar Fold, a popular gated development in Passmonds. The subject property is well Presented and benefits from uPVC double glazing throughout and an electric heating system. Living accommodation comprises an entrance hallway, two double bedrooms, modern bathroom with three piece suite, an open plan kitchen/diner and a lounge area. Externally, there is allocated parking along with additional visitor parking lined with communal gardens. Ideally positioned and close to local amenities, the property is offered for sale with no chain and presents a possible investment opportunity with potential rental value of around £700pcm

VIEWING STRONGLY RECOMMENDED

OFFERS IN EXCESS OF £125,000

Head Office - 122 Yorkshire Street
ROCHDALE
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).

Hallway – 3.25 x 4.19 metres (10'8" x 13'9")

Lounge / Kitchen – 3.38 x 6.58 metres (11'1" x 21'7")

An open plan kitchen/diner comprising a range of fitted wall and base units with complementary work surfaces. Integrated appliances including fridge and freezer, single oven, induction hob with extractor hood and stainless steel sink unit with mixer tap. The Lounge area is carpeted throughout with Juliette balcony.

Master Bedroom – 3.25 x 4.36 metres (10'8" x 14'3")

A spacious master bedroom overlooking the front of the property.

Bedroom Two – 3.38 x 2.53 metres (11'1" x 8'4")

A double bedroom with views over communal gardens.

Bathroom – 1.96 x 3.16 metres (6'5" x 10'4")

A modern three piece bathroom suite comprising low level WC, pedestal wash hand basin, panelled bath with overhead shower - tiled walls and flooring including feature mosaic tiling.

Storage

External & Communal Areas

The development has secure access through electric gates whilst entrance to the main block is via key fob using the intercom system. The internal communal areas include a well presented hallway with stair access to all floors. There are communal gardens within the development, along with allocated parking for residents and visitors. Monthly management charge of £85 is payable by all residents.



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

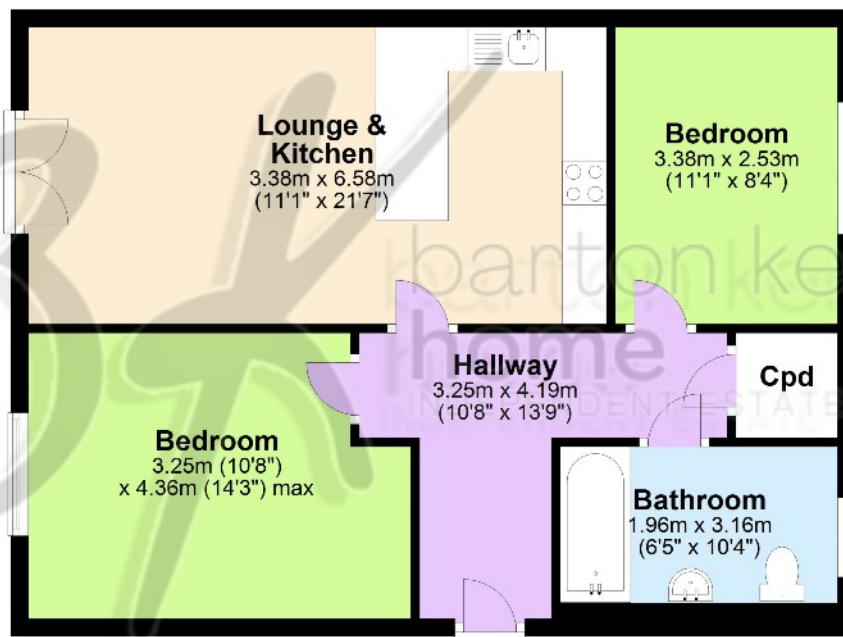
The property is situated in a popular residential area, convenient for all the usual local amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.1 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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