

Marigold Street, Deeplish OL11 1RJ

Asking Price £159,995



ADAMSONS BARTON KENDAL are pleased to offer for sale this two bedroom detached true bungalow situated in the popular area of Deeplish. The property is well presented throughout and is ideal for those looking to downsize whilst still enjoying use of garden space to the front and rear and private driveway parking. Internally, the property comprises of an entrance porch, hallway, spacious lounge, modern fitted kitchen, two good sized double bedrooms and a three piece shower room. The property benefits from uPVC double glazing throughout and a gas fired central heating system, and is offered for sale with no onward chain. Ideally positioned close to a variety of local amenities, and early viewing comes highly recommended.

Competitively Priced - Viewing 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

Entrance Porch

Hallway

Lounge - 4.36m x 3.66m (14'4" x 12'0")

A spacious reception room with neutral décor and laminate flooring

Kitchen - 3.66m x 2.60m (12'0" x 8'6")

Fitted kitchen comprising range of wall and base units

Bedroom One - 3.71m x 2.83m (12'2" x 9'4")

A double bedroom with fitted wardrobes

Bedroom Two - 3.96m x 3.71m (13'0" x 12'2")

A double bedroom, situated to the rear

Bathroom - 2.46m x 2.16m (8'1" x 7'1")

Three piece shower room with low level wc, wash hand basin and shower Cubicle.

External

The property benefits from a good sized garden to the rear with decking and a paved garden space to the front with driveway parking for two vehicles.

Additional Information

Council Tax Band - B

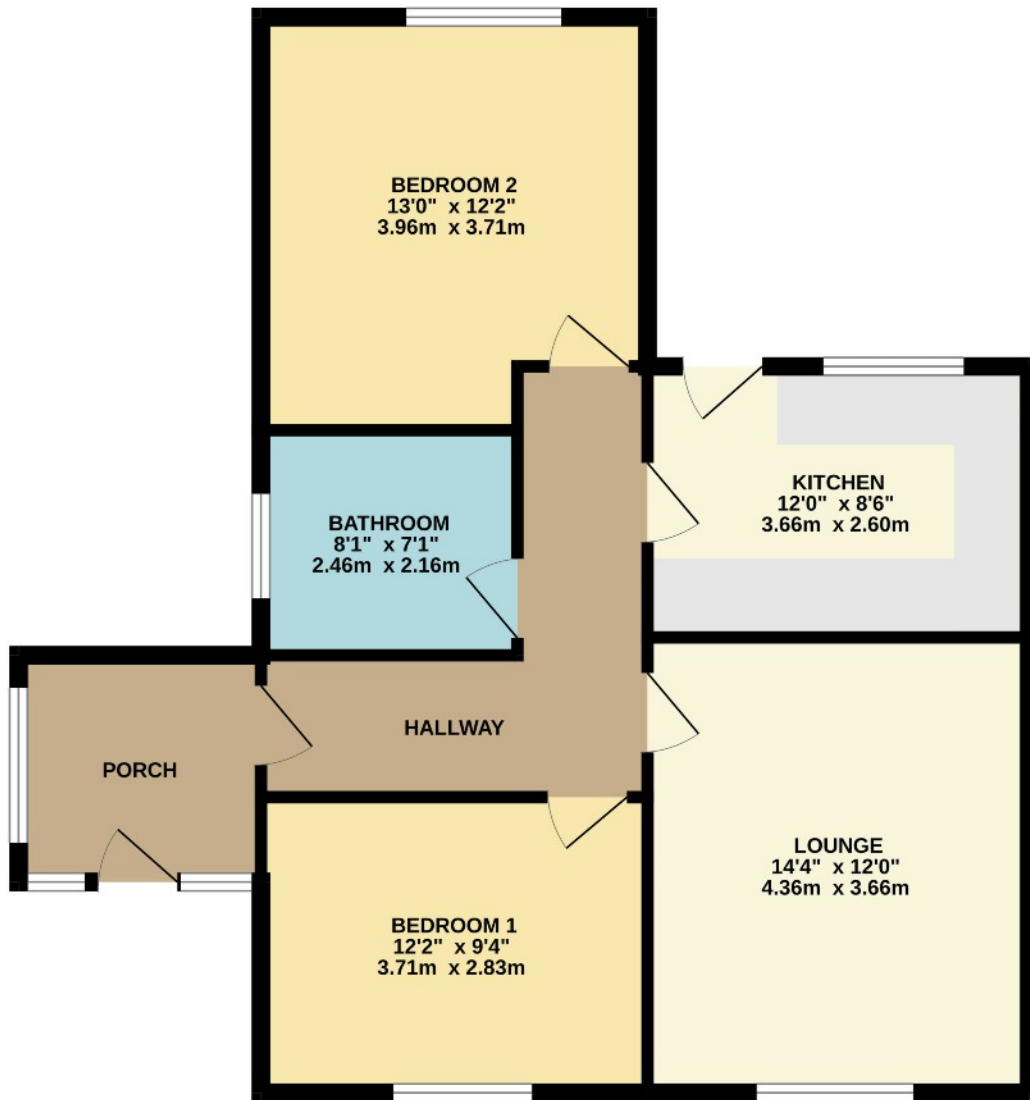
Energy Performance Cert - D68

Tenure - Leasehold



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.

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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