

Viking Street, Rochdale OL11 5AD

Asking Price £160,000

Council Tax Band A / EPC - C69



ADAMSONS BARTON KENDAL are pleased to bring to the market this spacious two bedroom mid terraced property situated in the popular area of Passmonds, close to a range of local amenities. The property is immaculately presented throughout, and presents an ideal purchase for a discerning first time buyer or young family. Briefly comprising internally of a good sized lounge with feature fireplace and exposed brickwork, dining room with stair access to upstairs accommodation, and a modern fitted kitchen. To the first floor, there are two double bedrooms including a sizeable and a modern three piece bathroom suite. Externally, the property benefits from a small paved yard which can be accessed from the rear. Street parking is available outside the property. Local amenities including shops, schools and Oulder Hill leisure centre are located nearby.

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

Lounge - 3.80m x 3.94m (12'6" x 12'11")

Dining Room - 4.49m x 3.94m (14'9" x 12'11")

Kitchen - 5.37m x 1.92m (17'7" x 6'4")

FIRST FLOOR

Landing - 2.07m x 1.92m (6'10" x 6'3")

Bedroom One - 4.18m x 3.94m (13'9" x 12'11")

Bedroom Two - 4.11m x 1.92m (13'6" x 6'4")

Bathroom - 1.94m x 1.92m (6'4" x 6'3")

BASEMENT

Cellar Room - ideal for storage purposes

EXTERNAL

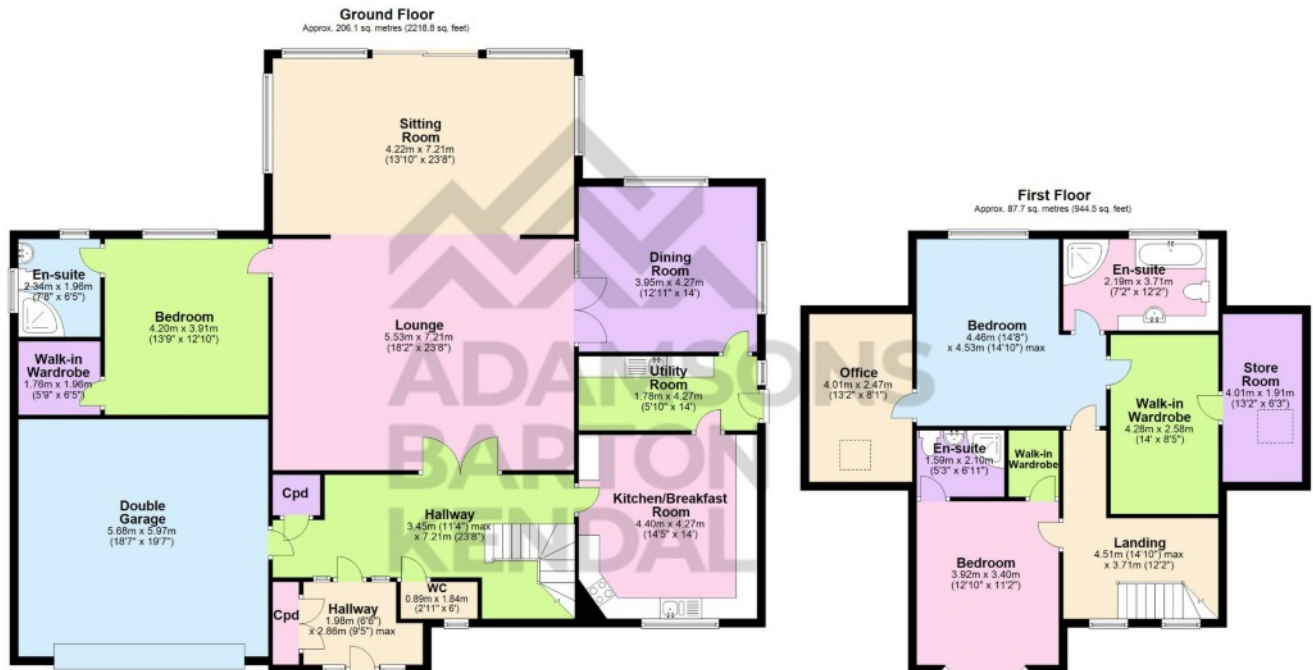
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Energy Performance Certificate - C69

Council Tax Band - A

Tenure - Leasehold





Total area: approx. 293.9 sq. metres (3163.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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