

Winifred Street, Rochdale OL12 7ND

Asking Price £165,000



ADAMSONS BARTON KENDAL are delighted to market this 2 bedroomed, garden fronted mid terraced house, which is situated in a desirable residential area, on the doorstep of Cutgate Precinct, with Denehurst Park nearby. The property is extremely well presented internally, benefiting from a gas fired central heating system and double glazed windows and is offered for sale with vacant possession at a competitive price and early viewing comes highly recommended

Early 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 VESTIBULE

LOUNGE - 4.4 x 4.4 metres (14'4" x 14'4") - feature timber fireplace with coal effect gas fire

KITCHEN / DINER - 3.5 x 3.1 metres - single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, integrated dishwasher, storage cupboard under stairs

First Floor

LANDING

BEDROOM ONE - 4.4 x 3.8 metres (14'3" x 12'5") - range of fitted wardrobes

BEDROOM TWO - 3.8 x 2.7 metres (12'4" x 8'9") (maximum)

Family BATHROOM - 2.1 x 1.7 metres - panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white

Externally

There is a small forecourt area to the front and a rear yard.



ADDITIONAL INFORMATION

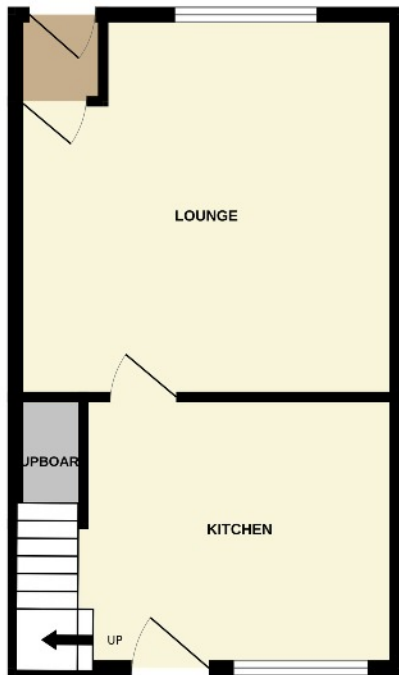
Council Tax Band - B

Energy Performance Cert - TBC

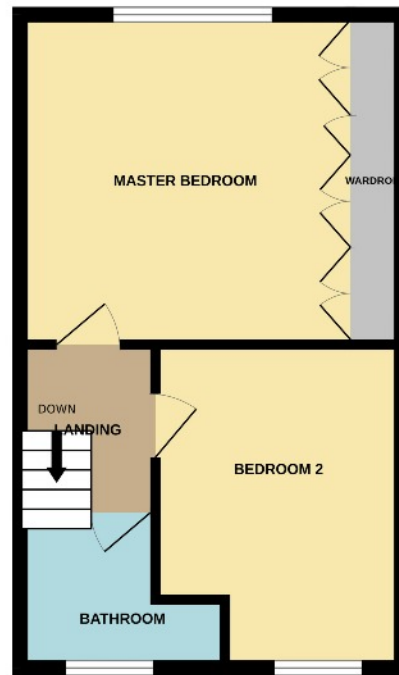
Tenure - Leasehold

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 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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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