

**Rosefield Crescent
Rochdale OL16 5BD
Asking Price £180,000**



ADAMSONS BARTON KENDAL are pleased to introduce to the market this three bedroom semi detached family home situated in the popular area of Newbold. The property is offered for sale with no onward chain and would be well suited to either a first time buyer or a young family. Internal accommodation briefly comprises of an entrance porch, spacious hallway with storage, large double aspect lounge and a kitchen diner with pantry. To the first floor, there are two double bedrooms along with a third single bedroom and a family bathroom. There are gardens to both the front and rear, as well as a private driveway for multiple vehicles, which leads to a detached single garage. The property benefits from uPVC double glazing throughout, and a gas fired central heating system.

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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

Porch

Hallway

Lounge - 5.84m x 3.33m (19'2" x 10'11")

A spacious reception room with double aspect windows.

Kitchen - 3.40m x 2.54m (11'2" x 8'4")

Range of wall and base units with complementary work surfaces and breakfast bar, pantry storage, access to the rear garden via external side door.

FIRST FLOOR

Landing

Bedroom One - 3.33m x 3.22m (10'11" x 10'7")

Double bedroom to the rear with fitted wardrobes.

Bedroom Two - 3.33m x 2.62m (10'11" x 8'7")

Double bedroom to the front.

Bedroom Three - 2.54m x 2.16m (8'4" x 7'1")

Single bedroom to the rear.

Bathroom - 2.54m x 1.64m (8'4" x 5'5")

Family bathroom comprising low level WC, pedestal wash hand basin and panelled corner bath with overhead shower.

EXTERNAL

The property benefits from gardens to both the front and rear, with areas laid to lawn and a patio. There is a gated driveway for multiple vehicles, and a single detached garage with power. Conveniently positioned close to a range of local amenities including schools and shops.

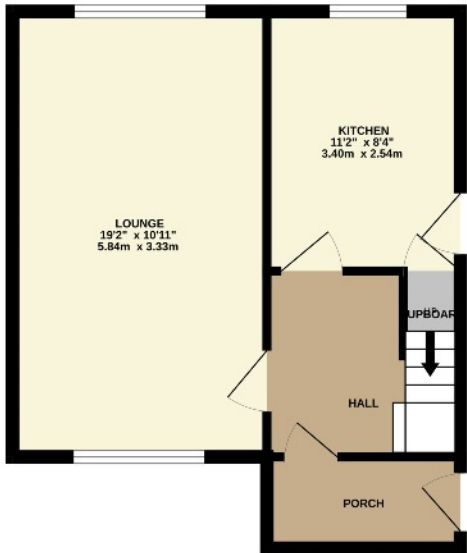


Energy Performance Certificate - TBC

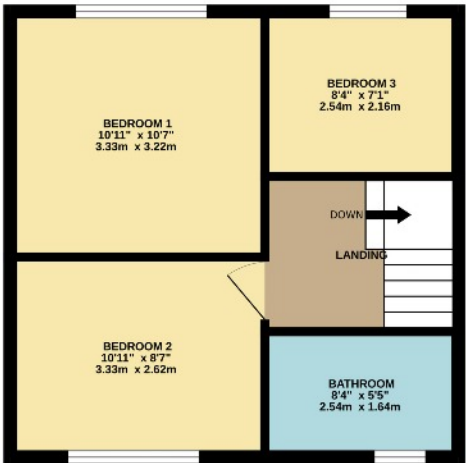
Council Tax Band - B

Tenure - Leasehold

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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