

Marlborough Street

Rochdale OL12 7DE

Offers invited in excess of £130,000



****Investors Only****

ADAMSONS BARTON KENDAL are pleased to offer for sale this well presented two bedroom mid terraced property, situated in the popular residential area of Meanwood. The property is to be sold with a long term sitting tenant with a market value rental income, ensuring this is an attractive opportunity for investors.

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 property itself comprises internally at ground floor level of a vestibule, spacious living room, and a modern fitted kitchen. Heading up to the first floor, there is a large master bedroom, a second double bedroom, and a three piece family bathroom suite consisting of a low level WC, pedestal wash hand basin, and a panelled bath with overhead shower.

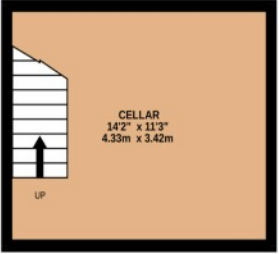
Externally, the property benefits from a well maintained rear garden and a pleasant outlook over Spotland bowling green to the front. Street parking is readily available directly outside the property.

As a result of the sitting tenant, please note that this property is currently only available to landlords. Adamsons Barton Kendal currently manage the property from a rental perspective, and the relevant documentation is in place.

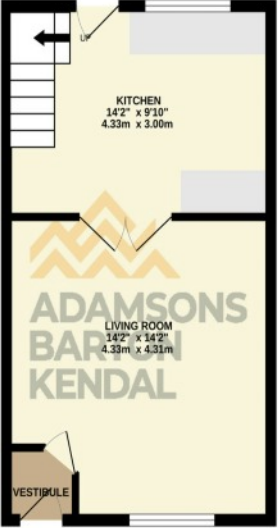


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

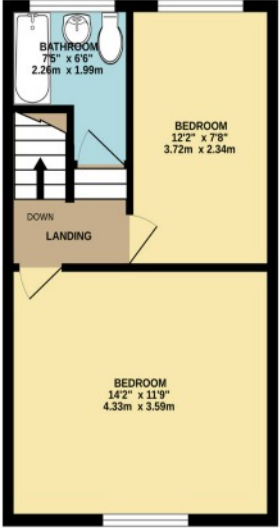
BASEMENT
159 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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