

**Elizabeth Street, Rochdale OL11 3HY**

**OIEO £165,000**

**Council Tax Band A**



**ADAMSONS BARTON KENDAL** are pleased to offer for sale this immaculately presented three bedroom mid terraced property in the popular area of Castleton. Renovated throughout to a high standard, the property presents an ideal purchase for a discerning first time buyer or a young family. Internally comprising at ground floor level of an entrance vestibule, spacious lounge and stunning modern kitchen which is well equipped with a range of integrated appliances. The first floor boasts two double bedrooms, a third single bedroom and a lovely family bathroom. The cellar space has also been fully converted and provides two additional rooms which are currently utilised as a utility/office, and a playroom. Benefitting from uPVC double glazing throughout, and a gas fired central heating system. The property also benefits from some high quality fixtures and fittings including sensored automatic lights in the kitchen, and wired speaker system in the bathroom, kitchen and cellar space.

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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).

### **BASEMENT**

Cellar Room 1 - 2.74m x 2.00m (9' x 6'7")

Cellar Room 2 - 4.07m x 4.20m (13'4" x 13'9")

### **GROUND FLOOR**

Vestibule

Lounge - 4.37m x 4.20m (14'4" x 13'9")

Kitchen - 3.12m x 4.20m (10'3" x 13'9")

### **FIRST FLOOR**

Bedroom One - 3.73m x 3.28m (12'3" x 10'9")

Bedroom Two - 3.76m x 2.29m (12'4" x 7'6")

Bedroom Three - 2.79m x 1.81m (9'2" x 5'11")

Bathroom - 1.47m x 1.81m (4'10" x 5'11")

### **EXTERNAL**

The property boasts a well maintained paved yard to the rear with bin access via a gated alleyway.

Local amenities including schools & shops are all within close proximity, with Castleton train station also close-by.





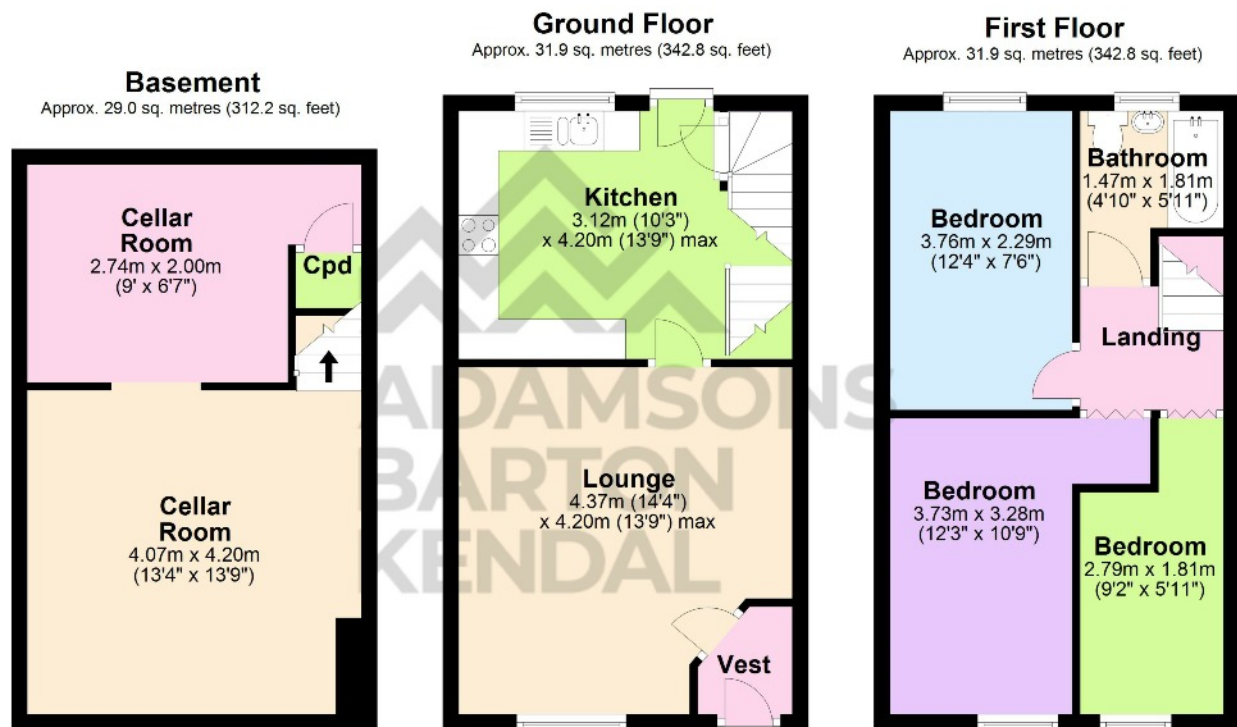
## ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold

### **VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL**



**Total area: approx. 92.7 sq. metres (997.9 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.

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