



**ADAMSONS
BARTON
KENDAL**

Blenheim Street, Rochdale OL12 7DF

Offers in excess of £145,000



ADAMSONS BARTON KENDAL are pleased to bring to the market this well presented two bedroom extended end of terrace property, which is situated in the popular residential area of Meanwood, close to both primary and secondary schools. The property is well presented throughout, with two reception rooms and a lovely open plan aspect. The accommodation comprises briefly of an entrance vestibule, spacious lounge, sitting/dining room with sliding doors into the lounge, and an open plan extension to the rear with a well equipped and modern fitted kitchen complete with a breakfast bar area. To the first floor, there are two double bedrooms which are both of good size along with a family bathroom. Owing to its position at the end of the row, the property has an abundance of natural light, and is ideal for a first time buyer or a young family.

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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

Entrance Vestibule

Lounge - 4.33m x 4.33m (14'2" x 14'2")

Sitting / Dining Room - 4.33m x 3.07m (14'2" x 10'1")

Kitchen - 3.04m x 2.49m (10'0" x 8'2")

FIRST FLOOR

Landing

Bedroom One - 4.33m x 3.52m (14'2" x 11'7")

Bedroom Two - 3.88m x 2.49m (12'9" x 8'2")

Bathroom - 2.05m x 1.84m (6'9" x 6'0")

EXTERNAL

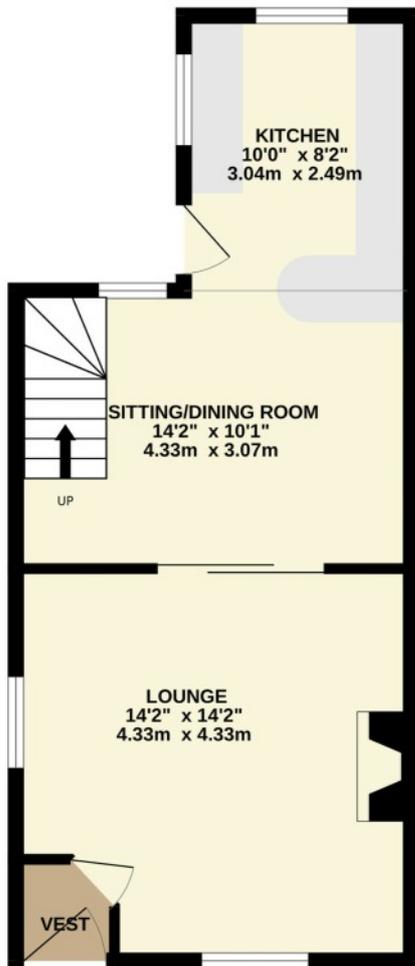
The property benefits from a lovely rear yard with a paved area, and gated artificial grass area with access to the side. There is plenty of street parking available directly adjacent. Local amenities including schools and shops are all within close proximity.



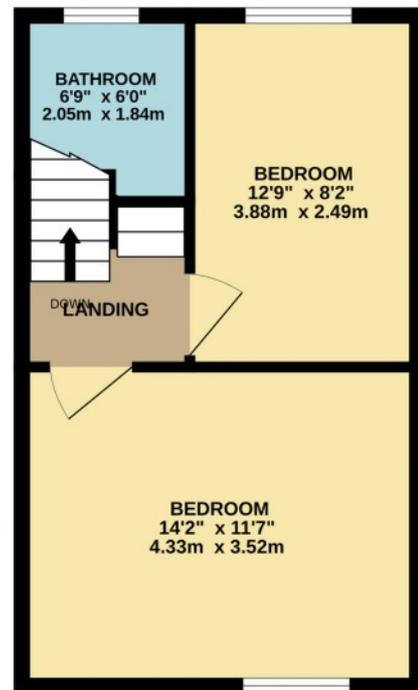
Council Tax Band - A
 Tenure - Leasehold
 EPC - D62

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

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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