

**Casson Gate, Rochdale OL12 0QA**

**Offers invited in the region of £165,000**



**ADAMSONS BARTON KENDAL** are pleased to market this wonderful, well presented 3 bedroomed mid town house, which is situated in a popular residential area, enjoying an open aspect to the front and is within easy access of Rochdale Town Centre.

**Viewing Strongly Recommended - No Chain**

**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 benefits from a gas fired central heating system and double glazed windows with porches to both front and rear and a single garage, accessed off Cronkeyshaw Road. The property is extremely well presented internally with a lounge, dining area and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor and is set in small gardens to both front and rear. The property has been competitively priced with no onward chain and early viewing comes highly recommended to appreciate the calibre of the accommodation on offer.

**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**

Built-out PORCH

HALL

LOUNGE - 4.1 x 4.2 metres - feature fireplace with coal effect gas fire, storage cupboard under stairs, open to:

DINING AREA - 3.0 x 2.5 metres - decorative covings to ceiling

KITCHEN - 2.4 x 2.9 metres - 1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in double oven, grill and 4 ring hob with extractor hood, integrated fridge & freezer, timber panelled ceiling, tiled floor

**FIRST FLOOR**

LANDING

BEDROOM ONE - 3.3 x 3.0 metres - range of fitted wardrobes, built in cupboard, pleasant outlook to the front

BEDROOM TWO - 3.0 x 3.0 metres reduced to 2.8 metres - a second double bedroom with a range of fitted wardrobes

BEDROOM THREE - 2.3 x 1.9 metres - a single bedroom, situated to the front of the property enjoying a pleasant open aspect

BATHROOM - 1.7 x 2.1 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, tiled floor and walls





## EXTERNAL

There is a concrete patterned forecourt area to the front and a well maintained, low maintenance rear garden. There is a SINGLE GARAGE, accessed off Cronkeyshaw Road.

## ADDITIONAL INFORMATION

Council Tax Band - B      Energy Performance Cert - TBC

## TENURE

Leasehold - subject to the payment of an annual ground rent of £12

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



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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