

Bury Road, Rochdale OL11 4BB

Asking Price £189,995

Council Tax Band B



ADAMSONS BARTON KENDAL are pleased to bring to the market this well-maintained two-bedroom mid-terrace property which is set on an elevated row in the desirable and sought after area of Bamford. Ideally located for easy access to both Heywood and Rochdale town centres, it also benefits from close proximity to local amenities and falls within the catchment area for the highly regarded St Michael's CofE and Bamford Primary School

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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).

Upon entering the property, you are welcomed by an entrance vestibule which leads into a spacious lounge, with a feature fire surround and attractive wooden flooring. The modern and well equipped kitchen is fitted with a range of wall and base units, anthracite drainer sink unit, gas hob, extractor hood, single oven, and wine cooler. The walls are part tiled and the floor is fully tiled, with a staircase providing access to the first floor. Upstairs, the landing includes a useful storage cupboard and leads to two well-proportioned bedrooms including a sizeable master which benefits from fitted wardrobes. The bathroom comprises a combined WC, wash hand basin, and a bath with shower over, as well as a built-in storage cupboard.

This property presents a wonderful opportunity for first-time buyers, young families, or investors seeking a stylish and conveniently located home in a popular residential area, and early viewing comes highly recommended to appreciate this home, which is offered for sale with vacant possession and no onward chain.

GROUND FLOOR

Lounge - 4.41m x 4.92m (14'6" x 16'2")

Kitchen - 4.41m x 2.64m (14'6" x 8'8")

FIRST FLOOR

Landing

Bedroom One - 3.76m x 3.23m (12'4" x 10'7") to robes.

Bedroom Two - 1.93m x 3.48m (6'4" x 11'5")

Bathroom - 3.48m x 1.56m (11'5" x 5'2")

EXTERNAL

Externally, the front of the property offers lay-by parking and a small garden area, while to the rear there is a private, paved yard providing low-maintenance outdoor space. Beyond this, a right of way leads to an elevated garden area, which is held on an annual garden tenancy with a nominal ground rent. A wide range of local amenities are available close by such as pubs, schools, and shops including the popular Beech's Farm Shop.

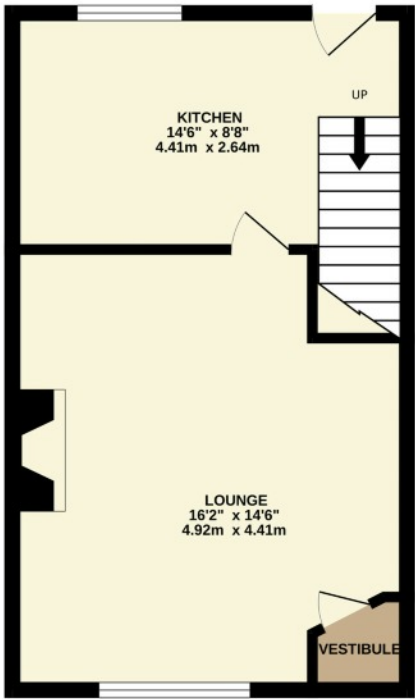


ADDITIONAL INFORMATION

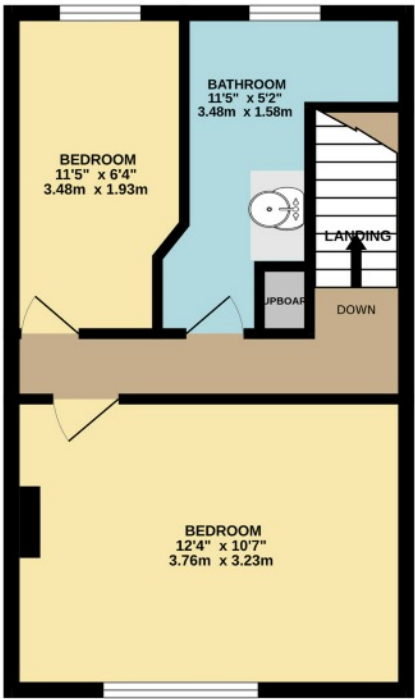
Council Tax Band - B Energy Performance Cert - D Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

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		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

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