

**Rochdale Road, Rochdale OL16 3BD**

**Asking Price £210,000**

**Council Tax Band C**



**ADAMSONS BARTON KENDAL** are pleased to introduce this spacious, and immaculately presented three-bedroom end-of-terrace home, offering over 1,000 square feet of versatile living space. Situated in a highly convenient location, this property is ideal for first time buyers or families in search of generous and well presented accommodation.

**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 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).

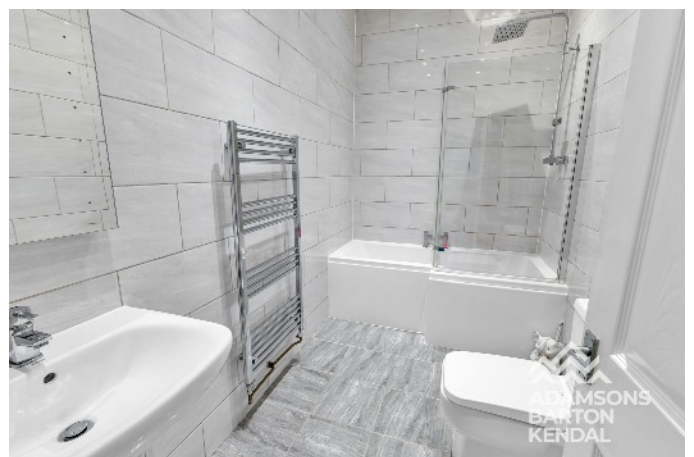
Inside, the home features three double bedrooms and a beautifully designed modern dining kitchen complete with an island—perfect for hosting and everyday living. The interiors are finished to an excellent standard, with high quality fixtures and fittings throughout.

Additional space is provided by two vaulted cellar rooms, offering excellent storage options, while a double garage offers added convenience.

The property includes a good sized family bathroom, as well as two en-suite shower rooms.

With excellent transport links and local amenities nearby, this home offers an outstanding opportunity for buyers seeking space, style, and location. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





## ADDITIONAL INFORMATION

Total Floor Area: 1,140 ft<sup>2</sup> / 106 m<sup>2</sup>

Plot Size: 0.06 acres (2 plots)

Council: Rochdale (Band C – Approx £2,071/year)

EPC Rating: D

Leasehold: 999 years from 1 November 1852

Lease Term Remaining: 827 years

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> 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