

Sedgley Avenue, Rochdale OL16 4TZ

Asking Price £240,000

Council Tax Band B



ADAMSONS BARTON KENDAL

are delighted to present this characterful three bedroom semi detached family home which is located on a particularly sought after section of Sedgley Avenue. Positioned directly opposite Buersil Bowling Green, this charming property offers plenty of appeal and, with the benefit of a second reception room offers excellent potential to extend, makes an ideal purchase for a growing family.

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This generously sized bay-fronted home comprises an entrance vestibule leading to a welcoming hallway, a spacious living room with a bay window, a separate dining room, and an extended fitted dining kitchen. There is also a good sized study room, rear conservatory and an integral single garage.

Upstairs, the first floor hosts three well-proportioned bedrooms and a three-piece family bathroom.

The home benefits from gas central heating with radiators throughout. It is also fully uPVC double glazed for comfort and energy efficiency.

Externally, the property enjoys an enviable corner plot with unrivalled scope for extensions, a private rear garden including a patio, and additional land to the side.

Early viewing is highly recommended to fully appreciate the generous proportions, convenient location, and excellent potential of this lovely family home.





ADDITIONAL INFORMATION

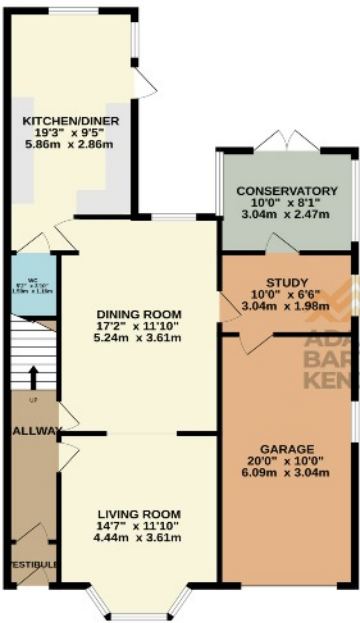
Council Tax Band B
Leasehold
EPC - TBC

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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