

Whalley Road, Cutgate OL12 7NB

Asking Price £165,000



ADAMSONS BARTON KENDAL are pleased to bring to the market this well presented mid terraced property in the Cutgate area of Rochdale. The home is offered for sale with no onward chain, and is an ideal purchase for a first time buyer in what is a popular residential, with a wide range of local amenities. The property itself offers well presented accommodation throughout, and comprises briefly on the ground floor of a spacious lounge with stairs to the first floor, and a modern fitted kitchen with integrated appliances, and a convenient breakfast bar. To the first floor, there are two double bedrooms and a family bathroom suite. The property also boasts a generous south facing garden to the rear with a patio and areas laid to lawn. Local amenities including primary and secondary schools are both within walking distance as well as Cutgate shopping precinct.

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OL16 1LA
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Middleton
M24 6TE
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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

Lounge - 4.34m x 4.27m (14'3" x 14'0")

Kitchen - 4.34m x 3.10m (14'3" x 10'2")

First Floor

Bedroom One - 4.34m x 3.63m (14'3" x 11'11")

Bedroom Two - 3.74m x 2.42m (12'3" x 7'11")

Bathroom - 2.26m x 1.92m (7'5" x 6'4")

External

The property benefits from a spacious garden to the rear of the property which is well maintained and consists of lawn and a patio area. There is potential to extend subject to receiving the relevant planning permissions. A gated alleyway runs to the rear providing access for bin storage. Street parking is readily available on Whalley Road.





ADDITIONAL INFORMATION

Council Tax Band - B Energy Performance Cert - D62 Tenure - Leasehold

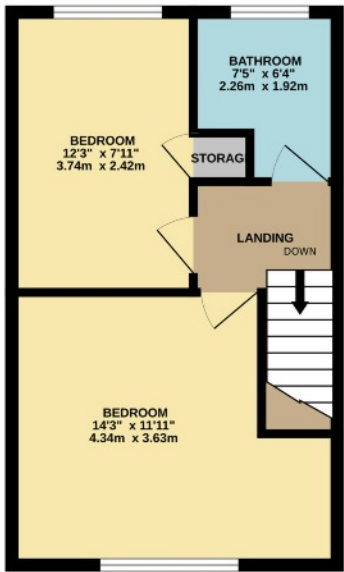
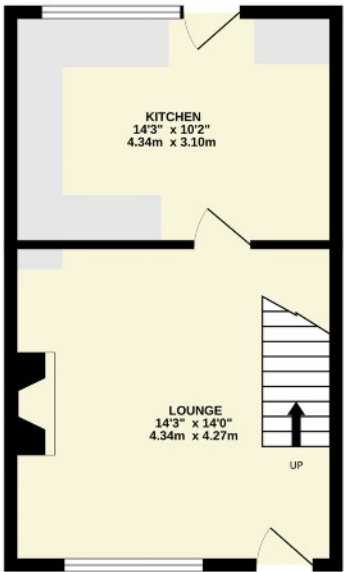
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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