

**Cutgate Road, Rochdale**

**Offers invited in the region of £155,000**



**ADAMSONS BARTON KENDAL** are pleased to market this well proportioned 3 bedroomed semi-detached house which is situated on an extensive plot, in a quiet cul-de-sac position, in the popular residential area of Cutgate, conveniently positioned for access to all the usual local amenities. The subject property does require a degree of expenditure on improvement, modernisation and repair, but has been competitively priced and offers superb potential and early viewing comes highly recommended

**VACANT POSSESSION AVAILABLE - 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 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 - 3.8 x 4.3 metres reducing to 3.8 metres**

**KITCHEN - 2.5 x 5.3 metres**

Single drainer stainless steel sink unit, range of wall and base units with built in oven, hob and extractor hood, integrated fridge & freezer, pantry cupboard under the stairs

**CONSERVATORY - 2.4 x 2.7 metres**

Access to the rear garden

### **First Floor**

**LANDING**

Airing cupboard

**BEDROOM ONE - 3.8 x 3.0 metres**

**BEDROOM TWO - 3.0 x 2.5 metres**

**BEDROOM THREE - 2.2 x 1.9 metres**

**BATHROOM - 1.5 x 2.1 metres**

Panelled bath with shower above, pedestal wash hand basin, low level wc

### **Externally**

There is a front driveway providing off street parking and extensive gardens to front and rear.

### **Tenure**

We are advised that the property is held Freehold

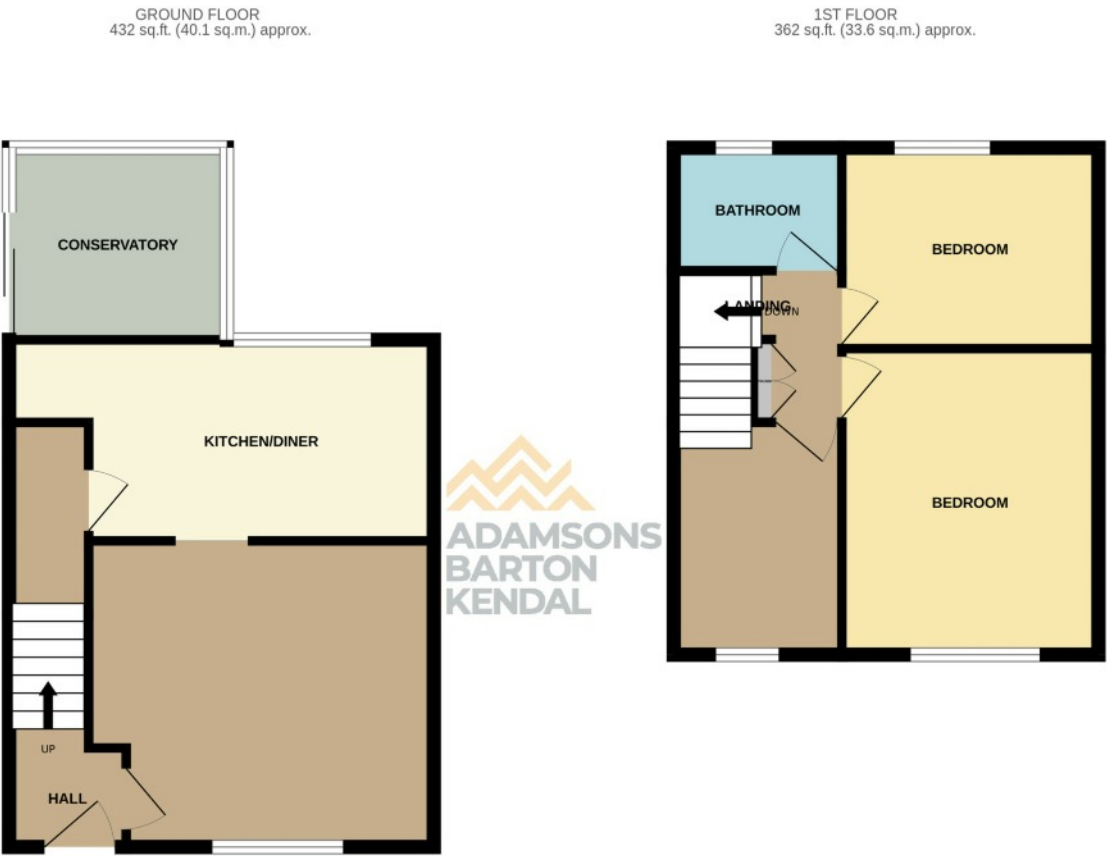




ADDITIONAL INFORMATION

Council Tax Band - A      Energy Performance Cert - E      Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

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		76 C
55-68	D		
39-54	E	42 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)

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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