

Elmpark Grove, Rochdale OL12 7JT

Asking Price £260,000



ADAMSONS BARTON KENDAL are privileged to present this beautifully maintained 3-bedroom semi-detached home, perfectly positioned in the peaceful cul-de-sac of Elmpark Grove.

This charming property offers spacious and versatile living, complete with a detached single garage, a generous paved driveway, and immaculately kept gardens to both the front and rear.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

Upon entering, you're welcomed into a spacious hallway that leads to a bright and inviting living room, featuring a classic fireplace mantelpiece and a large window overlooking the front garden. Flowing from the living room is a generously sized conservatory, ideal for both dining and relaxation, with patio doors opening onto a decked area that overlooks the private rear garden.

The kitchen is well-appointed with granite worktops, a fitted cooker, and convenient access to the side of the property via the back door. The ground floor also offers a versatile third bedroom, which could serve as a home office, study, or playroom, making it ideal for modern family living.

Upstairs, you will find two spacious double bedrooms, each with fitted wardrobes, while one also boasts a built-in dressing table. The contemporary bathroom features a walk-in shower, vanity unit with sink, and fitted mirror.

Externally, the rear garden offers a superb mix of lawn and decking—perfect for entertaining or enjoying a peaceful afternoon—along with a useful garden shed for additional storage.

This delightful home combines style, space, and comfort in a quiet, family-friendly location and is offered in excellent condition throughout.

Viewing is highly recommended to appreciate the quality and setting of this superb property.

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 - 6.3 x 3.2 metres

CONSERVATORY - 5.7 x 3.2 metres

KITCHEN - 4.4 x 2.4 metres

BATHROOM - 3.9 x 2.3 metres

BEDROOM THREE - 2.3 x 2.7 metres

First Floor

LANDING

BEDROOM 2 - 3.6 x 3.3 metres

BEDROOM 3 - 3.9 x 3.2 metres





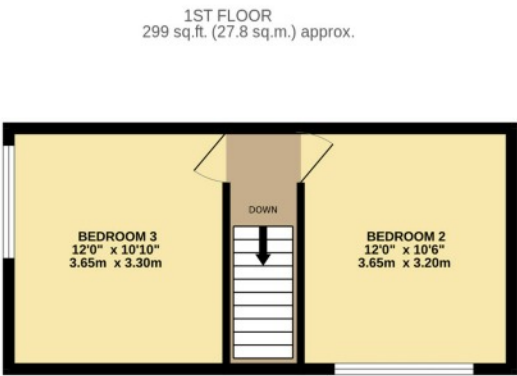
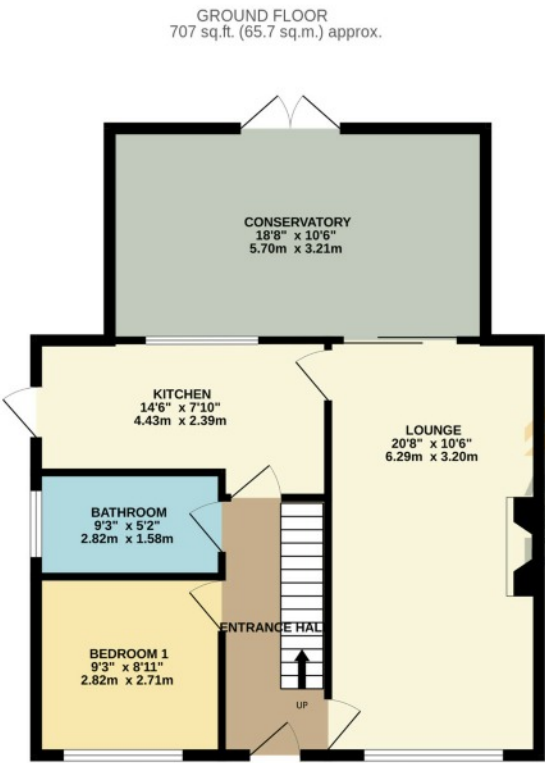
Additional Information

Council Tax Band - B

Energy Performance Cert - E

Tenure - Freehold

**VIEWING STRICTLY BY APPOINTMENT WITH
ADAMSONS BARTON KENDAL**



ADAMSONS
BARTON
KENDAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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