

Lonsdale Avenue, Rochdale OL16 5HP

Offers invited in excess of £185,000



ADAMSONS BARTON KENDAL are delighted to market this superb renovation opportunity for this traditional semi-detached family home, which is situated on an extensive plot, in a popular residential area, convenient for all the usual local amenities. The property requires a complete renovation and improvement programme but has been competitively priced and early viewing comes highly recommended to appreciate the potential of the accommodation on offer.

Viewing Strongly Recommended
Vacant Possession Available - No Chain

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

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

ENTRANCE HALL

Cupboard under stairs

LOUNGE - 4.3 x 3.7 metres (into bay)

Rear DINING ROOM - 4.0 x 3.5 metres

KITCHEN - 2.7 x 2.0 metres

Double drainer sink unit, range of wall and base units

First Floor

LANDING

MASTER BEDROOM - 4.5 x 3. Metres (into bay)

BEDROOM TWO - 3.9 x 3.3 metres

Range of fitted wardrobes

BEDROOM THREE - 2.8 x 2.2 metres

Fitted wardrobes

Family BATHROOM - 1.8 x 2.4 metres

Panelled bath, pedestal wash hand basin, low level wc

Externally

There is a front driveway providing off street parking, leading to the garage and extensive gardens to both front and rear.



Additional Information

Council Tax Band - C

Energy Performance Cert - TBC

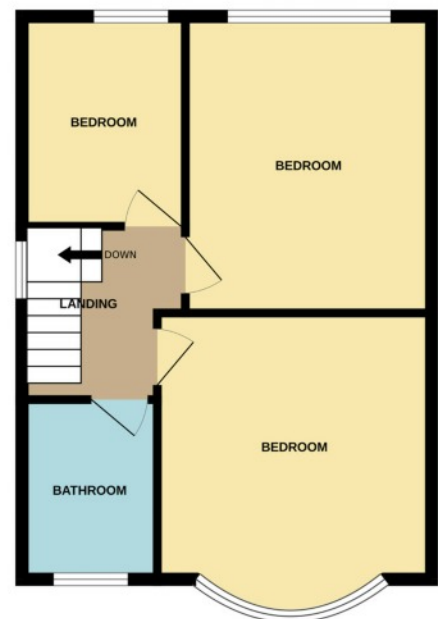
Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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.
Made with Metropix ©2025

w - abkproperty.co.uk

e - 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 1st 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