

Kingfisher Court, Rochdale OL12 9HD
Offers invited in the region of £85,000



ADAMSONS BARTON KENDAL are delighted to market this spacious 2 bedroomed first floor apartment, ideal for a first time buyer / investor. The property is situated in a purpose built block, in a popular residential area, close to Wardle High School, Hollingworth Lake, all the usual local amenities and benefits from wonderful views over open playing fields to the rear. The apartment has a gas fired central heating system and provides spacious accommodation but does require a degree of improvement and modernisation. The subject property also has the benefit of a garage, has been competitively priced, is offered for sale with vacant possession and early viewing comes highly recommended

VIEWING STRONGLY RECOMMENDED
VACANT POSSESSION AVAILABLE - NO CHAIN

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA

Tel : (01706) 653214

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

COMMUNAL ENTRANCE

Telecom system, staircase to first floor

First Floor

ENTRANCE HALL

Cloakroom

LOUNGE - 4.5 x 4.1 metres

Feature fireplace with electric fire

KITCHEN - 2.9 x 3.9 metres

Single drainer stainless steel sink unit, range of wall and base units

BEDROOM ONE - 3.3 x 2.9 metres

Fitted wardrobes

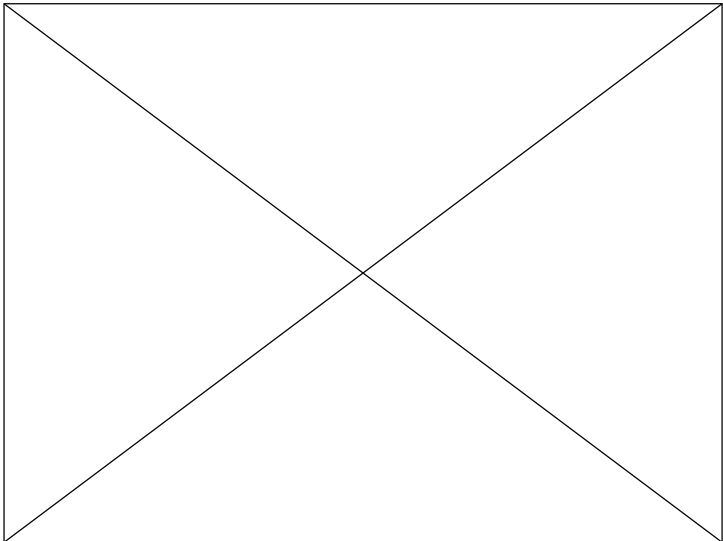
BEDROOM TWO - 3.9 x 2.9 metres

BATHROOM - 3.0 x 2.1 metres

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

Externally

There are communal gardens surrounding the property and the subject property does have a garage, situated in a block opposite the apartments, which is included within the sale



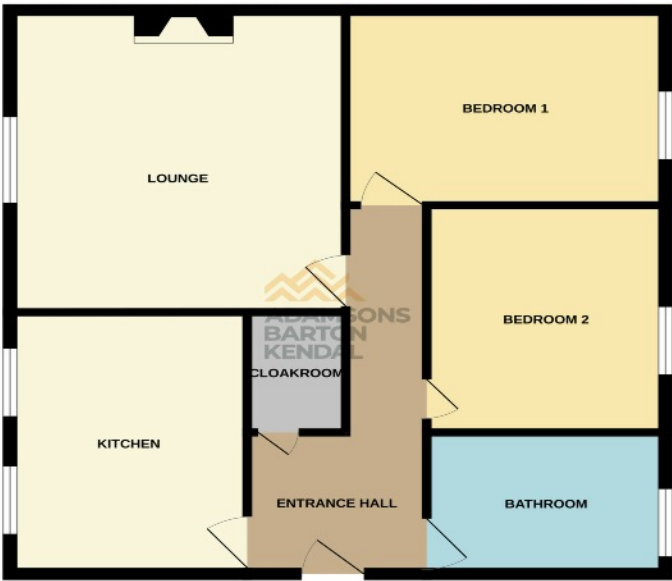
ADDITIONAL INFORMATION

Council Tax Band - A
Energy Performance Cert - the previous rating was C72 (expired) but a new one will be provided prior to completion.

Tenure - the property is held Leasehold for the remainder of a term of 66 years however, the current owner is currently in the process of negotiating a lease, extending the term to 116 years.



GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA, 739 sq.ft. (68.6 sq.m.) approx.
While 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 not be used as such by any prospective purchaser. The contents, layout and appearance shown here are not to be relied upon and no guarantee as to their accuracy or efficiency can be given.
Made with floorplan-tool.com

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

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