

Beightons Walk, Rochdale OL12 6EA

Asking Price £220,000



ADAMSONS BARTON KENDAL are delighted to market this wonderful property, located in the highly desirable area of Shawclough - this spacious three-bedroom semi-detached property offers generous living accommodation, a rear extension, and the rare benefit of two allocated parking spaces – making it an ideal purchase for families, first-time buyers, or anyone looking for a well-proportioned home with room to grow.

VIEWING STRONGLY RECOMMENDED

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA

Tel : (01706) 653214

The property features three versatile reception rooms, including a cosy lounge with exposed brickwork, which opens seamlessly into a welcoming dining area – perfect for entertaining or family meals. The rear extension adds valuable living space and currently houses a modern snug and a contemporary wet room, with the snug offering flexible use as a home office, playroom, or even an additional bedroom if needed.

A modern fitted kitchen includes a gas hob, double sink, and plenty of storage, while the spacious entrance hallway provides a warm welcome with ample under-stairs storage and a convenient downstairs WC.

Upstairs, there are two generous double bedrooms and a well-sized single bedroom – all of which benefit from fitted wardrobes. The upper floor is completed by a four-piece family bathroom that is in need of modernisation.

Outside, the home enjoys large gardens to both the front and rear, with the rear garden designed for low maintenance and featuring a paved patio area and useful storage shed. A gentle ramped pathway with handrails offers easy access to the rear entrance, blending practicality with convenience.

While the property would benefit from some internal modernisation, it is perfectly liveable as is and presents a fantastic opportunity to personalise and add value over time.

With its extended layout, multiple reception rooms, and off-road parking for two vehicles, this home ticks a lot of boxes – early viewing is highly recommended to appreciate everything on offer.

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 - 3.2 x 3.0 metres

Dining Room - 3.0 x 3.0 metres

Snug - 3.0 x 3.2 metres

Wet Room - 1.8 x 3.2 metres

Kitchen - 2.2 x 3.4 metres

WC - 0.9 x 1.5 metres

First Floor

Bedroom 1 - 2.9 x 3.2 metres

Bedroom 2 - 2.6 x 4.1 metres

Bedroom 3 - 2.2 x 3.3 metres

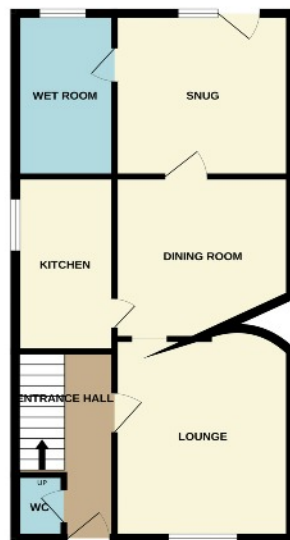
Bathroom - 2.2 x 2.1 metres





GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.
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w - abkproperty.co.uk

e - sales@abkproperty.co.uk

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