



**ADAMSONS BARTON KENDAL** are delighted to introduce this wonderful three-bedroom semi-detached family home, located in the Sudden area of Rochdale. Ideally positioned close to local schools, nurseries, shops, and benefiting from excellent public transport and motorway links, this property is perfect for families and commuters alike.

**VIEWING STRONGLY RECOMMENDED**

Upon entering, you are welcomed by a spacious entrance hall that leads into a large open-plan living and dining room, complete with a charming fireplace, creating a warm and inviting atmosphere. The dining area features patio doors that open directly into the beautifully maintained tiered gardens, offering a seamless indoor-outdoor living experience. The property also boasts a modern fitted kitchen equipped with integrated appliances, providing both functionality and style.

Upstairs, the home offers a contemporary three-piece bathroom comprising an overhead shower, toilet, and sink basin. There are two generously sized double bedrooms and a third smaller bedroom, currently used as a child's room with storage, which would also make an ideal home office or nursery.

Externally, the home truly shines. The extensive tiered garden is a standout feature, with four levels including two paved patio areas—perfect for relaxing and enjoying the sun. Steps to the side lead to the top tier, where you can enjoy beautiful views over the property. A detached garage with electricity adds further convenience and storage options.

**This is a well-maintained and versatile home with so much to offer – early viewing is highly recommended.**

#### **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 - 3.5 x 7.2 metres

Kitchen - 2.2 x 2.8 metres

Hallway - 1.7 x 4.6 metres



#### **First Floor**

Landing

Bathroom - 2.0 x 1.9 metres

Bedroom 1 - 3.2 x 4.2 metres

Bedroom 2 - 3.2 x 3.0 metres

Bedroom 3 - 2.1 x 3.1 metres







## ADDITIONAL INFORMATION

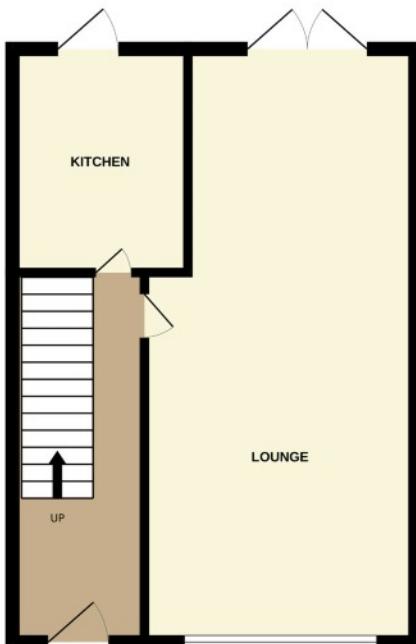
Council Tax Band - C

Energy Performance Cert - TBC

Tenure - Leasehold - 950 years remaining

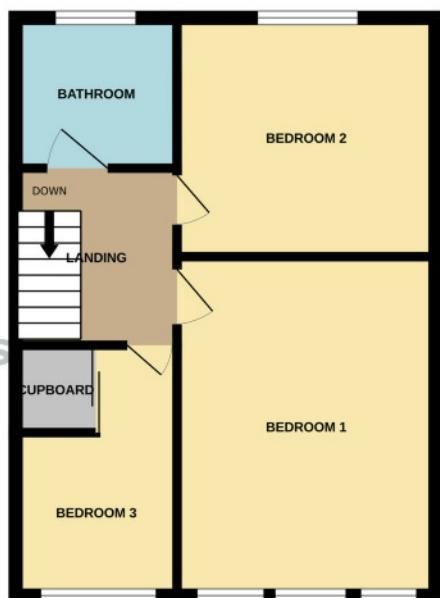
Ground Rent - £15 per annum (split between 2 £7.50 payments)

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

ADAMSONS  
BARTON  
KENDAL



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The 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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