



**Brookdale  
Rochdale OL12 0UY  
OFFERS IN THE REGION OF £310,000**

**ADAMSOMS BARTON KENDAL** are delighted to bring to the market this wonderful, extended 3 bedroomed detached family home, situated at the end of a cul-de-sac, enjoying fabulous views to the rear and within a short drive to Rochdale centre, with all it's amenities.

The property provides extremely well presented accommodation with quality fixtures and fittings throughout, a gas fired central heating system and double glazed windows. There are 3 reception rooms and an extended fitted kitchen and 3 bedrooms and a wet room at first floor level.

The property is set in gardens to front and rear with a side driveway providing off street parking and there is a rear garage although it can only be used for storage as there is no access.

This wonderful property is offered for sale with vacant possession with no chain and early viewing comes highly recommended.

**VACANT POSSESSION AVAILABLE - NO CHAIN**



**Brookdale, Rochdale OL12 0UY**



## Ground Floor

### ENTRANCE HALL

**LOUNGE - 4.1 x 3.8 metres reducing to 3.2 metres** - A wonderful, well presented, bright main reception room with feature fireplace with electric fire, decorative covings to ceiling, storage cupboard under the stairs

**Rear DINING ROOM - 3.2 x 2.5 metres** - Laminate flooring, double glazed sliding doors leading into the Sun Lounge

**SUN LOUNGE - 4.1 x 2.7 metres** - Laminate flooring

**KITCHEN - 4.2 x 3.0 metres** - 1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in double oven, 5 ring hob and extractor hood, integrated dishwasher, tumble dryer and tiled floor (there is a free standing washing machine and an American style fridge/freezer (which may be available by separate negotiation)).



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## First Floor

### LANDING

#### **MASTER BEDROOM - 3.9 x 2.6 metres**

A range of fitted wardrobes and bedroom furniture, laminate flooring

#### **BEDROOM TWO - 2.9 x 2.8 metres**

Fitted wardrobes and laminate flooring

#### **BEDROOM THREE - 2.9 x 2.1 metres**

#### **BATHROOM - 1.8 x 1.9 metres**

The bathroom has been converted into wet room with shower, low level wc, wash hand basin and tiled walls

## Externally

The property is accessed via a front resin driveway which leads to a carport and there are gardens to both front and rear.

There is a garage in the rear garden area which is utilised for storage purposes, but cannot be accessed with a vehicle due to the extension.



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**Tenure**

Freehold

**Council Tax Band**

C

**Energy Performance Rating**

To be confirmed

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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