



ADAMSONS BARTON KENDAL are delighted to introduce this charming two-bedroom terraced property, ideally situated in the ever-popular residential area of Norden in Rochdale. Perfectly suited to first-time buyers or investors alike, this well-presented home offers a spacious and welcoming layout throughout.

VIEWING STRONGLY RECOMMENDED

Head Office - 122 Yorkshire Street
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The ground floor comprises a generous lounge, leading through to a modern fitted kitchen with ample worktop space and room for a small dining table – ideal for everyday living. To the rear, a useful porch area, previously used as a utility space, provides additional practicality for families, while an external outbuilding houses the boiler and offers valuable storage.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom being particularly spacious. A modern "Jack and Jill" style bathroom is cleverly positioned between the two rooms, accessible from both, making for a flexible and functional arrangement.

Externally, the property benefits from a good-sized rear garden with gated access to the back alley, and there is convenient on-street parking available to the front.

This attractive home is offered as leasehold, falls within Council Tax Band B, and holds an EPC rating of C. Early viewing is highly recommended to appreciate the space, location, and potential 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 - 4.3 x 4.7 metres

Kitchen - 4.3 x 2.4 metre

Rear Porch - 1.4 x 1.8 metres

Boiler Room - 1.0 x 1.9 metres

First Floor

Landing

Master Bedroom - 4.1 x 3.9 metres

Bathroom - 1.7 x 3.5 metres

Bedroom 2 - 2.6 x 2.4 metres



ADDITIONAL INFORMATION

Council Tax Band - B

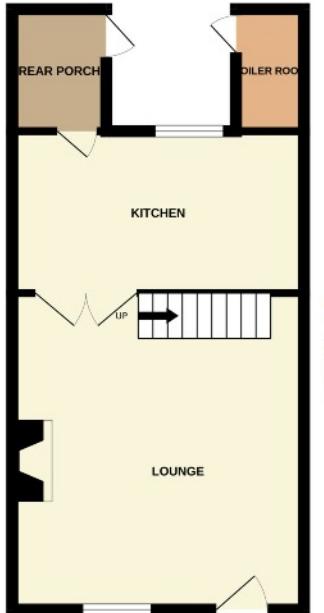
Energy Performance Cert - C73

Tenure - To be confirmed

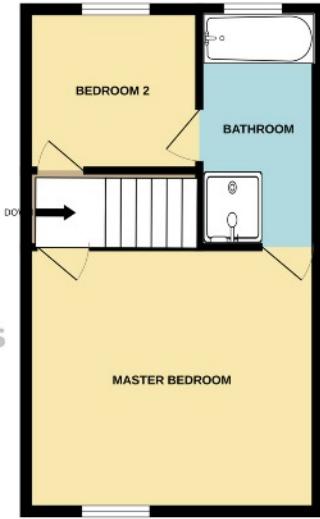


GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



ADAMSONS
BARTON
KENDAL



TOTAL FLOOR AREA: 719 sq.ft. (66.0 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. 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 working order can be given.
Photo with Metageo 0225

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

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