

**Oldham Road, Rochdale OL11 2AL**

**Asking Price £230,000**



**ADAMSONS BARTON KENDAL are delighted to introduce this charming three bedroom mid-terrace cottage, ideally situated on Oldham Road, Rochdale. Blending period character with stylish modern finishes, this delightful red-brick property, dating back to 1793, offers an impressive 965 sq. ft. of beautifully presented accommodation. Perfect for first-time buyers, young families, or professionals, it's ready to move straight into and enjoy**

**VIEWING HIGHLY RECOMMENDED**

**Head Office - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA**

**Tel : (01706) 653214**



Stepping inside, you are greeted by a welcoming hallway leading through to a spacious open-plan living area, designed for modern family life. The contemporary fitted kitchen features sleek integrated appliances, a large breakfast island, and bi-folding doors that open directly onto the rear garden—creating a wonderful sense of light and space, ideal for entertaining or relaxing. A utility room and downstairs WC add extra practicality to the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed to provide comfort and versatility. The modern family bathroom is finished to a high standard with a three-piece suite, perfectly complementing the rest of the home's contemporary feel.

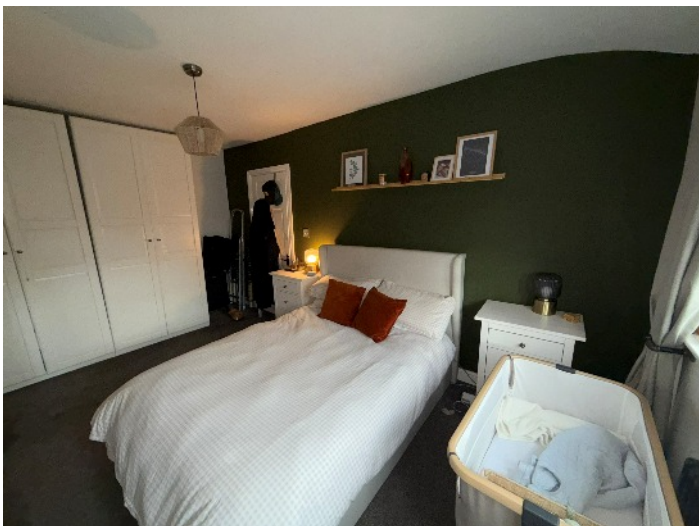
Externally, there are gardens to both the front and rear, the latter arranged over split levels to create an attractive outdoor retreat. On-street parking is available to the front, while additional security features include a CCTV and alarm system, offering peace of mind.

Located in a sought-after and well-connected area, this charming home is within walking distance of local shops, cafés, and schools—including St Mary's C of E Primary—and enjoys excellent commuter links via the M62 motorway, Metrolink tram, and Rochdale railway station, all providing easy access to Manchester and beyond.

Offered on a Freehold basis, this exquisite mid-terrace cottage is a wonderful blend of period charm and modern comfort—a home that truly has it all.









ADDITIONAL INFORMATION

Council Tax Band - B

Energy Performance Cert - C

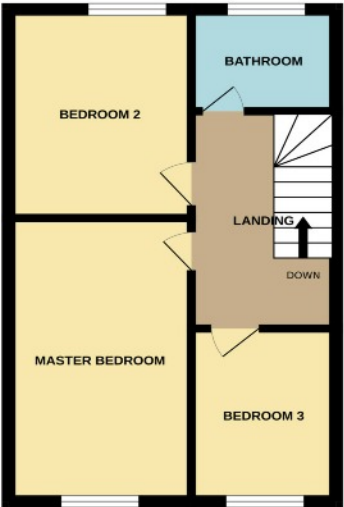
Tenure - Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 sq.m.) approx.

Whilst 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 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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