

Hurstead Road

Rochdale OL16 3JS

Asking Price £210,000



**ADAMSONS BARTON KENDAL are delighted to introduce this large mid town house in a central village location, offering four bedrooms, spacious living accommodation, and driveway parking for two cars. Perfectly positioned close to well-regarded schools and local amenities, this lovely family home combines comfort, practicality and convenience.
VIEWING HIGHLY RECOMMENDED**

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

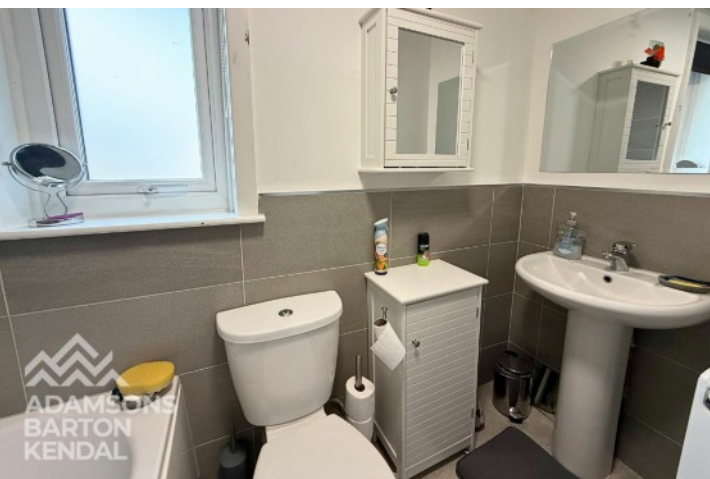
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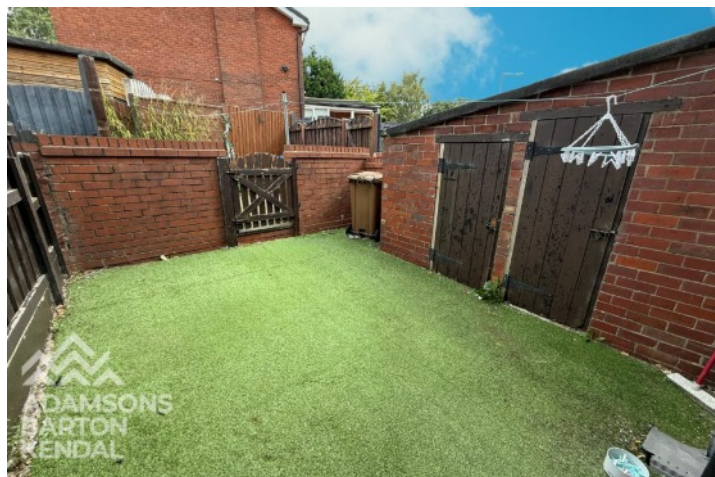
The property begins with a handy entrance porch, ideal for coats and shoes, leading through to a bright and spacious lounge with ample room for family seating and entertaining. To the rear, there is a modern fitted dining kitchen complete with a range of contemporary units, integrated appliances, and patio doors opening directly onto the garden. A useful under-stairs storage cupboard provides additional practicality.

Upstairs, the home offers four bedrooms, including two generous doubles and two well-proportioned singles, perfect for a growing family or home office use. The modern four-piece family bathroom features a bath, separate shower enclosure, wash basin and WC.

Externally, the property benefits from a driveway to the front providing parking for two vehicles, while the rear garden enjoys a generous size with a paved patio area ideal for outdoor dining and relaxation. There is also a feature garden pond area – currently unused but offering fantastic potential to be transformed into a stylish water feature or filled to create an extended seating or play area. Early viewing is highly recommended to appreciate the size, layout and location this superb home offers.







ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - C69

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area
908 sq. ft / 84.40 sq. m



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