

**Howarth Cross Street
Smallbridge OL16 2PB
Asking Price £160,000**



ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented two-bedroom terraced property, ideally positioned close to the town centre with excellent motorway links and easy access to local amenities, including nurseries and schools. The property has been recently decorated throughout and is offered with vacant possession, making it the perfect opportunity for first-time buyers or investors alike.

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

Tel : (01706) 653214

Upon entering, you are welcomed into a bright entrance hallway leading to a spacious lounge, followed by a large kitchen-dining area which opens out onto a low-maintenance paved garden—ideal for relaxing or entertaining. The property also benefits from a spacious cellar, providing excellent additional storage space.

Upstairs, the accommodation features an extremely generous master bedroom with access to a walk-in wardrobe, while the second bedroom is a well-proportioned double. The home is completed by a modern three-piece bathroom suite.

Further benefits include on-street parking, gas central heating, and double glazing throughout. Early viewing is highly recommended to fully appreciate the quality and convenience this superb property has to 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 - 3.4 x 4.1 metres

Kitchen - 4.5 x 4.2 metres

First Floor

Landing

Bedroom 1 - 4.5 x 3.9 metres

Bedroom 2 - 3.0 x 4.1 metres

Bathroom - 1.4 x 3.3 metres

ADDITIONAL INFORMATION

Council Tax Band - A

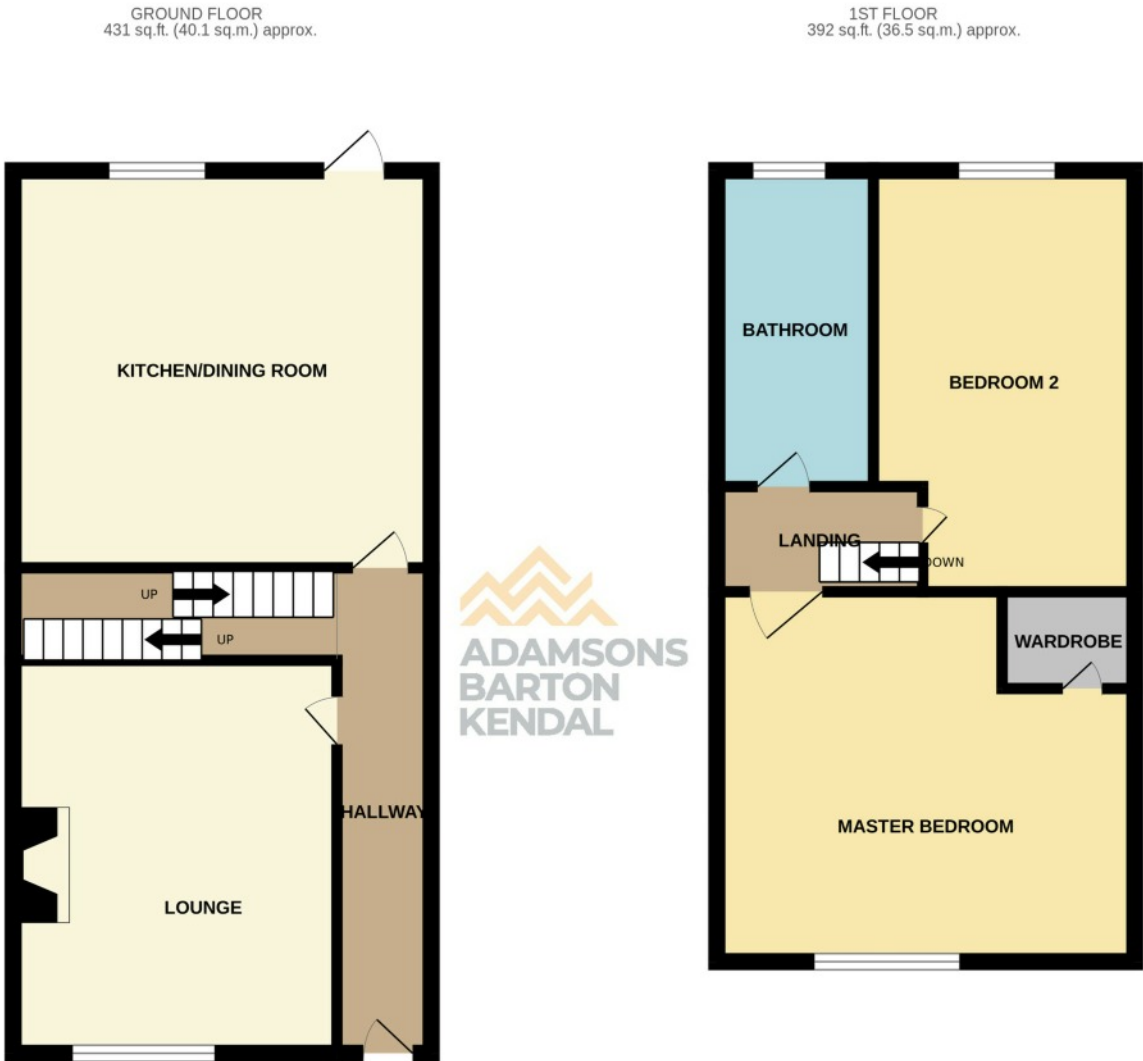
Energy Performance Cert - C71

Tenure - TBC





STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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