

Blackthorn Close, Rochdale OL12 6XU

Asking Price £120,000



ADAMSONS BARTON KENDAL are pleased to present this well located two-bedroom terraced property in the popular area of Shawclough. Ideally positioned close to a range of local amenities, including public transport links, shops, schools, and just a short drive to the town centre—this home offers convenience and potential in equal measure.

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

The property features on-street parking, a spacious lounge, and a fitted kitchen to the ground floor, with access to a low-maintenance paved rear yard.

To the first floor, you will find a family bathroom with bath and overhead shower, a generous master bedroom, and a second bedroom.

This property presents a fantastic opportunity for modernisation, allowing the new owner to put their own stamp on the home.



ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - TBC

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification