

Willbutts Lane, Passmonds OL11 5BA

Asking Price £195,000



Adamsons Barton Kendal are delighted to introduce this three bedroom semi-detached home, located in the popular residential area of Passmonds. The property is ideally situated just a stone's throw from local schools and nurseries, within close proximity to Rochdale Football Club, and benefits from excellent access to motorway links and public transport routes—making it an ideal choice for families and commuters alike.

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Internally, the accommodation comprises two spacious reception rooms. The first is a cosy lounge to the front of the property, while the second reception room features patio doors leading out onto the rear patio area, providing a great space for entertaining or family living. There is also ample under-stairs storage, which is currently utilised as a WC.

The kitchen is fitted with a range of units and offers space for freestanding appliances.

To the first floor, the property boasts two double bedrooms, one of which is a generous master bedroom with bay windows, along with a further single bedroom. The bathroom is fitted with a standing shower, wash basin and WC.

The property requires a degree of modernisation but offers fantastic potential to be transformed into a wonderful family home.

Early viewing is highly recommended to appreciate the 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 - 3.6 x 3.3 metres

Reception - 4.5 x 3.6 metres

Kitchen - 2.8 x 3.7 metres

First Floor

Landing

Bathroom - 1.9 x 1.8 metres

Bed 1 - 4.8 x 3.9 metres

Bed 2 - 3.3 x 3.0 metres

Bed 3 - 2.0 x 3.1 metres



ADDITIONAL INFORMATION

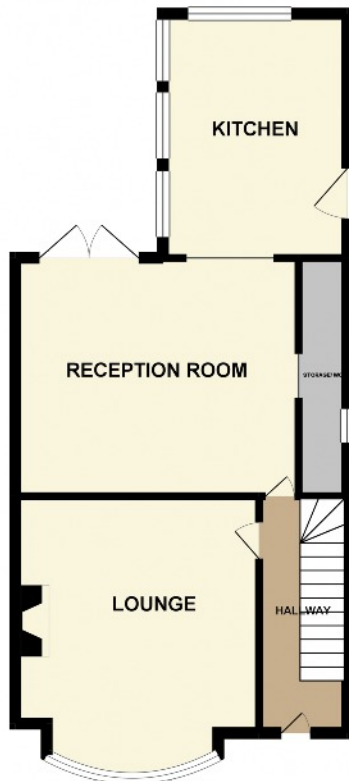
Council Tax Band - C

Energy Performance Cert - TBC

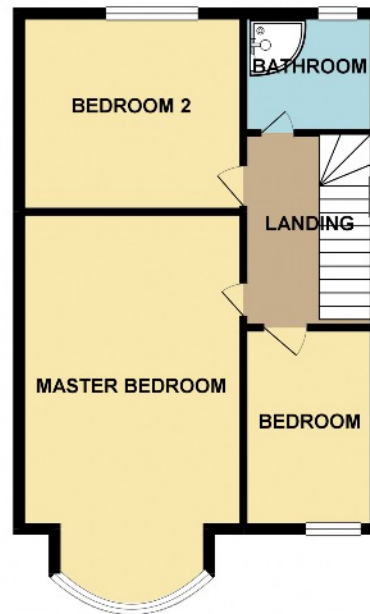
Tenure - TBC



GROUND FLOOR 47.87 sq. m.
(515.28 sq. ft.)



1ST FLOOR 44.61 sq. m.
(480.13 sq. ft.)



TOTAL FLOOR AREA: 92.48 sq. m. (995.41 sq. ft.) approx.

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