

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.

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

Tel : (01706) 653214

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



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL

ADDITIONAL INFORMATION

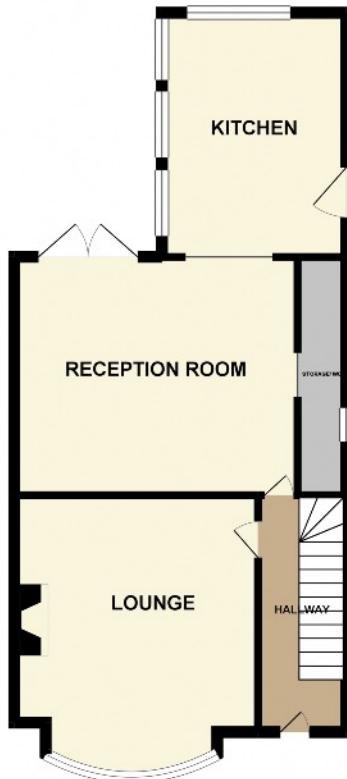
Council Tax Band - C

Energy Performance Cert - D66

Tenure - Freehold



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



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



TOTAL FLOOR AREA: 92.46 sq.m (995.41 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained in these particulars, we do not guarantee them and they should not be relied on for any legal purposes. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition or performance. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition or performance.
2020-09-01 10:45:00
Made with Vangelis4000

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