

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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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



ADDITIONAL INFORMATION

Council Tax Band - C

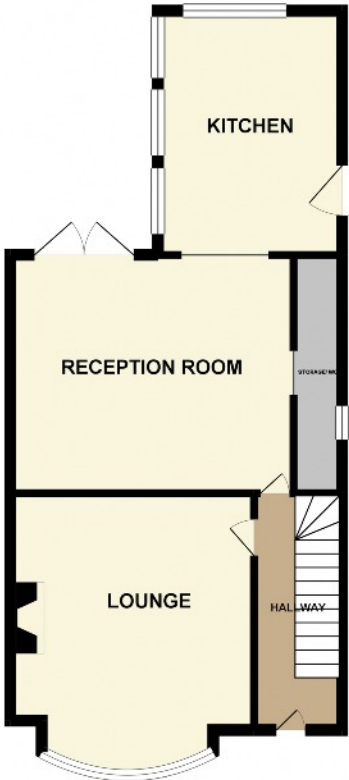
Energy Performance Cert - D66

Tenure - Freehold

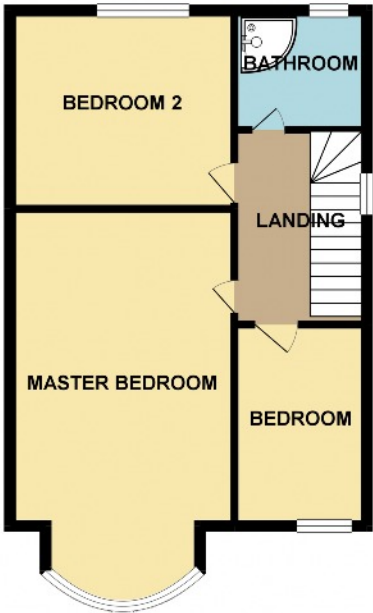


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This is not to be used for legal purposes only and should be used as a guide only. Any proposed purchase. The architect, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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