

**Paperhouse Close, Rochdale OL11 5LR**  
**Offers invited in the region of £159,950**



Adamsons Barton Kendal are delighted to introduce this superbly positioned and beautifully maintained two-bedroom Ground Floor apartment, set within a highly regarded development and enjoying exceptional, uninterrupted views over neighbouring woodland. It has excellent local amenities close by and scenic surroundings.

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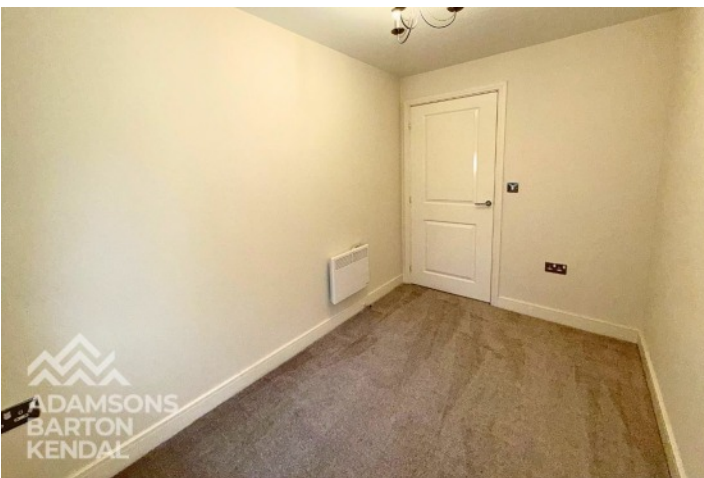
The accommodation includes a shared entrance hall with individual letterboxes, leading to an inner hallway and the apartment's private front door. Inside, a welcoming hall offers a useful cloaks cupboard and separate cylinder/airing cupboard. The main bedroom is a generous double featuring fitted wardrobes with sliding doors, while the second bedroom provides a versatile single space—ideal for guests, a home office, or a double sofa bed. The contemporary shower room has been updated to a high standard, featuring a large walk-in cubicle with a shower, waterproof wall panelling, WC and washbasin.

The heart of the home is the bright and airy open-plan lounge, kitchen and dining area, with superb woodland views. A modern electric pebble-effect fire provides an attractive focal point, while the stylish fitted kitchen offers integrated appliances including electric oven, ceramic hob, extractor, fridge, freezer and, with space available for a dishwasher if desired.

Externally, the apartment benefits from a private allocated parking space positioned conveniently beside the kitchen window, along with additional visitors' parking. Beautifully maintained communal gardens, a nearby stream and the adjoining woodland complete the idyllic setting, making this a truly appealing home that must be viewed to be fully appreciated.









ADDITIONAL INFORMATION

Council Tax Band - TBC      Energy Performance Cert - D      Tenure - Leasehold

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency

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 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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