

**Littledale Street  
Rochdale OL12 6SZ**



**A SPACIOUS 3 BEDROOMED END TERRACED HOUSE WITH 2 RECEPTION ROOMS AND AN EXTENDED KITCHEN - LAID OUT OVER 3 FLOORS  
THE PROPERTY IS TO BE SOLD WITH A SITTING TENANT AND CURRENTLY  
GENERATES AN INCOME OF £475 PER CALENDAR MONTH**



This spacious 3 bedroomed end terraced house is situated in a popular residential location, convenient for access to all the usual local amenities and benefits from upvc double glazing and a gas fired central heating system. The accommodation comprises, at ground floor level, 2 reception rooms and an extended kitchen and to the first floor, 2 good sized bedrooms and a family bathroom with the third bedroom being on the second floor. Externally, the property benefits from on street parking and there is a private rear yard

**VIEWING HIGHLY RECOMMENDED  
OFFERS IN THE REGION OF £120,000**

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## **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**

#### **ENTRANCE VESTIBULE**

#### **LOUNGE – 3.8 x 4.3 metres (12'5" x 14'1")**

A spacious main reception room with laminate flooring

#### **SECOND RECEPTION ROOM - 4.5 x 4.3 metres (14'9" x 14'1")**

A second reception room with laminate flooring, access to extended kitchen

#### **KITCHEN - 4.0 x 1.6 metres (13'1" x 5'3")**

A fitted kitchen with a range of wall and base units with complementary work surfaces, stainless steel sink unit, free-standing cooker, plumbing for an automatic washing machine, laminate flooring, access to rear yard

### **First Floor**

#### **LANDING with STORAGE CUPBOARD**

#### **MASTER BEDROOM – 4.3 x 4.0 metres (14'1" x 13'1")**

A large master bedroom

#### **BEDROOM TWO - 3.7 x 2.0 metres (12'1" x 6'6")**

A second double bedroom

#### **BATHROOM - 3.7 x 1.8 metres (12'1" x 5'10")**

A good sized family bathroom comprising a panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, part tiled walls

### **Second Floor**

#### **BEDROOM THREE - 3.6 x 4.3 metres (11'9" x 14'1")**

Velux roof light

### **Externally**

The property benefits from a private rear yard.





## Council Tax Band

We are advised that the property is assessed in Council Tax Band A

## Energy Performance Certificate

We are advised that the property is assessed in Band E - 53 to 73

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

The subject property is situated in a popular residential area, convenient for access to all the usual local amenities.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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