ADAMSONS BARTON KENDAL

Gerrard Street, Rochdale OL11 2EB

Offers invited in excess of £165,000



ADAMSONS BARTON KENDAL are delighted to present to the market this two-bedroom family home, occupying an attractive corner plot in the popular residential area of Kirkholt, Rochdale. Overlooking open playing fields to the front, the property enjoys pleasant open views and offers an excellent opportunity for first-time buyers, young families or those looking to put their own stamp on a home.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

The accommodation comprises a kitchen/diner, spacious lounge, two well -proportioned double bedrooms and a three-piece family bathroom. Externally, the property benefits from gardens to both the front and rear, whilst the generous corner plot offers exciting potential for further extension or development, subject to the necessary planning permissions. A single garage provides useful additional storage, with on-street parking also available.

The location is particularly convenient, with both Rochdale and Royton town centres within easy reach, offering a wide range of shops, amenities and leisure facilities. Excellent public transport links are readily accessible from the doorstep, making this an appealing option for commuters. The property is also well positioned for a number of popular local schools, including St Cuthbert's and Sandbrook Primary School.

Offering spacious accommodation, attractive open views and excellent potential to improve or extend, this property represents a fantastic opportunity for a range of buyers seeking a home in a well-established residential location. Early viewing is highly recommended to fully appreciate the position, plot and potential on offer.

Lounge - 3.23m x 4.97m
A spacious lounge featuring fitted carpeting, an electric fireplace and double windows enjoying wonderful open views across the neighbouring playing fields.

Kitchen - 2.85m x 4.98m
A fitted kitchen featuring wooden units, tiled flooring and splash backs, an integrated oven, electric hob and extractor fan. Further benefits include space for additional appliances, useful under-stairs storage, a large window with roller blind and access to the rear garden.

Bedroom 1 - 3.31m x 4.99m
A well-proportioned double bedroom featuring fitted carpeting and double windows enjoying pleasant open views across the playing fields.

Bedroom 2 / Office - 2.83m x 3.22m
A versatile second bedroom, currently utilised as a home office, featuring fitted carpeting and built-in storage units. The room offers ample space to accommodate a double bed and also houses the boiler.

Bathroom - 1.89m x 1.66m
A three-piece family bathroom comprising a bath with overhead shower, WC and wash hand basin, complemented by tiled walls.

Externally

The property occupies a generous wraparound plot featuring well-maintained lawns, a large paved patio area, off-road parking and a detached single garage. The substantial corner plot offers excellent potential for extension, subject to planning permission, whilst enjoying exceptional open views across the neighbouring playing fields.










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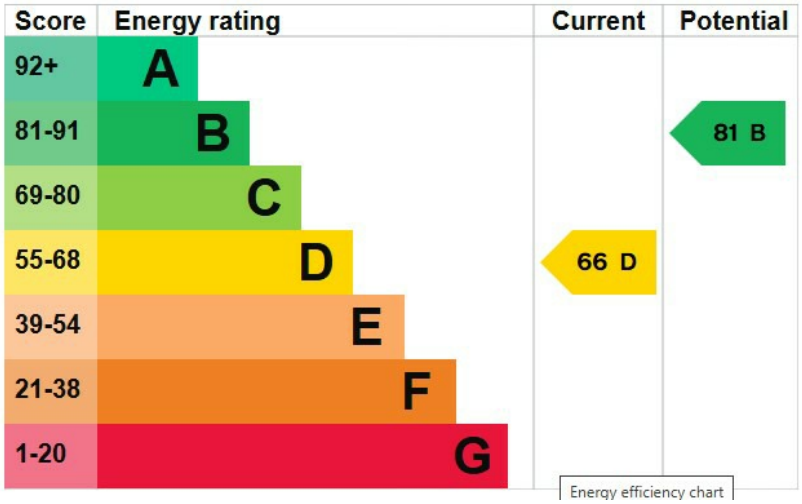

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Additional Information

Council Tax Band - A
Energy Performance Cert - D66
Tenure - Freehold



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