

Hill Top Drive, Rochdale OL11 2RD

Asking Price £170,000



ADAMSONS BARTON KENDAL are delighted to introduce this wonderful two bedroom quasi semi-detached property in the heart of Kirkholt. Nestled on a generously sized plot, this well-presented home features beautifully maintained gardens to both the front and rear. The front garden offers excellent potential to be converted into a driveway, although ample off-street parking is already available. The rear garden is a true highlight, boasting a block-paved patio area ideal for summer dining, alongside a spacious lawn – perfect for families or outdoor entertaining. Additional exterior features include two useful storage sheds and a designated area for bins tucked neatly around the side of the property.

VIEWING STRONGLY RECOMMENDED

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Upon entering, you're greeted by a spacious and welcoming hallway that leads into a bright and cosy lounge/diner, flooded with natural light. An open archway connects the lounge to the modern kitchen, which includes a stylish breakfast bar and ample cupboard space – a great layout for both everyday living and hosting guests.

Upstairs, the property offers two generously proportioned double bedrooms, both benefiting from fitted storage. The bathroom has been adapted into a convenient wet room with a wash basin and toilet.

Further benefits include gas central heating, double glazed windows throughout, and a fully equipped alarm and CCTV system, offering added peace of mind. The property is freehold and offered with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors. Located on the ever-popular Kirkholt estate, it is close to local amenities, highly regarded schools, and excellent transport links. Early viewing is highly recommended as this property is expected to sell quickly.

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 6.2 metres

Kitchen - 3.1 x 3.8 metres

Outhouse 1 - 1.7 x 1.2 metres

Outhouse 2 - 1.7 x 2.1 metres

First Floor

Landing

Bedroom 1 - 4.5 x 3.0 metres

Bedroom 2 - 3.6 x 2.9 metres

Bathroom - 1.8 x 1.8 metres







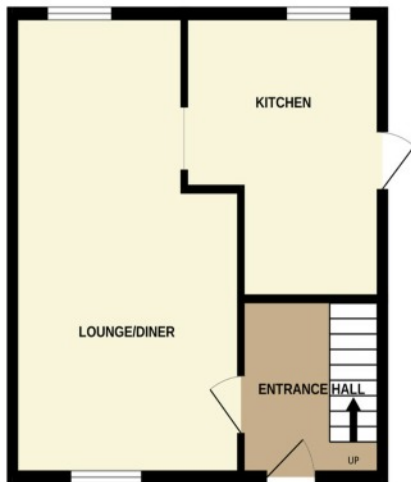
ADDITIONAL INFORMATION

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
 354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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