



Kingsway
Rochdale OL16 4UX
OFFERS INVITED IN EXCESS OF £310,000

Adamsons Barton Kendal are delighted to present this substantially extended three-bedroom semi-detached family home, situated in arguably one of Rochdale's most convenient and desirable locations

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Positioned on Kingsway, in the heart of the town, the property is ideally placed for a fantastic range of amenities, highly regarded schools and excellent transport links. Kingsway High School and Lowerplace Primary School are both within easy reach, whilst the motorway network is just a five-minute drive away, providing convenient access to Manchester, Leeds and Liverpool

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Rochdale town centre is also close by, offering an extensive selection of shops, restaurants and bars, together with Rochdale Riverside Shopping Centre and Rochdale Leisure Centre. The location truly offers excellent convenience for modern family living

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The property itself has been substantially extended to the rear with a large two-storey extension, significantly increasing the overall living accommodation and providing excellent-sized rooms throughout. This impressive extension has maximised the available space, creating a spacious and versatile family home that would be ideal for those looking to upsize

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The accommodation briefly comprises an exceptionally large family room, conservatory, extended kitchen, downstairs WC and spacious entrance hallway. To the first floor there are three bedrooms, including an extended master bedroom, a further generous double bedroom and a single bedroom, together with an extended family bathroom

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Externally, the property benefits from a large block-paved driveway providing off-road parking for up to three vehicles. To the rear is a fantastic outdoor space, comprising a substantial block-paved patio area, large decking area and a useful storage outhouse

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A fantastic opportunity for a growing family looking for a substantial and extensively extended home in the heart of Rochdale, with excellent access to schools, local amenities and the wider motorway network

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Properties offering this level of accommodation and such a convenient location are rarely available, and we anticipate significant interest.

Early viewing is highly recommended

Kingsway, Rochdale OL16 4UX

Ground Floor

Family Room – 3.46 x 8.87 metres

An impressive and generously proportioned family living space, previously arranged as two separate reception rooms and now opened up to create a fantastic versatile area. The room benefits from laminate flooring, a large bay window fitted with vertical blinds, and a feature gas fireplace creating a warm and inviting focal point.

Sunroom – 2.85 x 3.33 metres

A bright and versatile additional reception space, featuring laminate flooring, inset spotlights and a frosted-glass window to the side elevation. uPVC patio doors provide direct access to the rear garden, whilst made-to-measure vertical blinds complete the room.

Kitchen – 2.34 x 6.03 metres

A spacious and modern kitchen fitted with gloss wall and base units, granite-effect laminate worktops and matching splashback, plus a breakfast bar for two. Features include a stainless steel gas hob with Bosch extractor, integrated Bosch dishwasher, stainless steel sink with spring-neck mixer tap, inset spotlights and tiled flooring.

WC – 1.04 x 1.28 metres

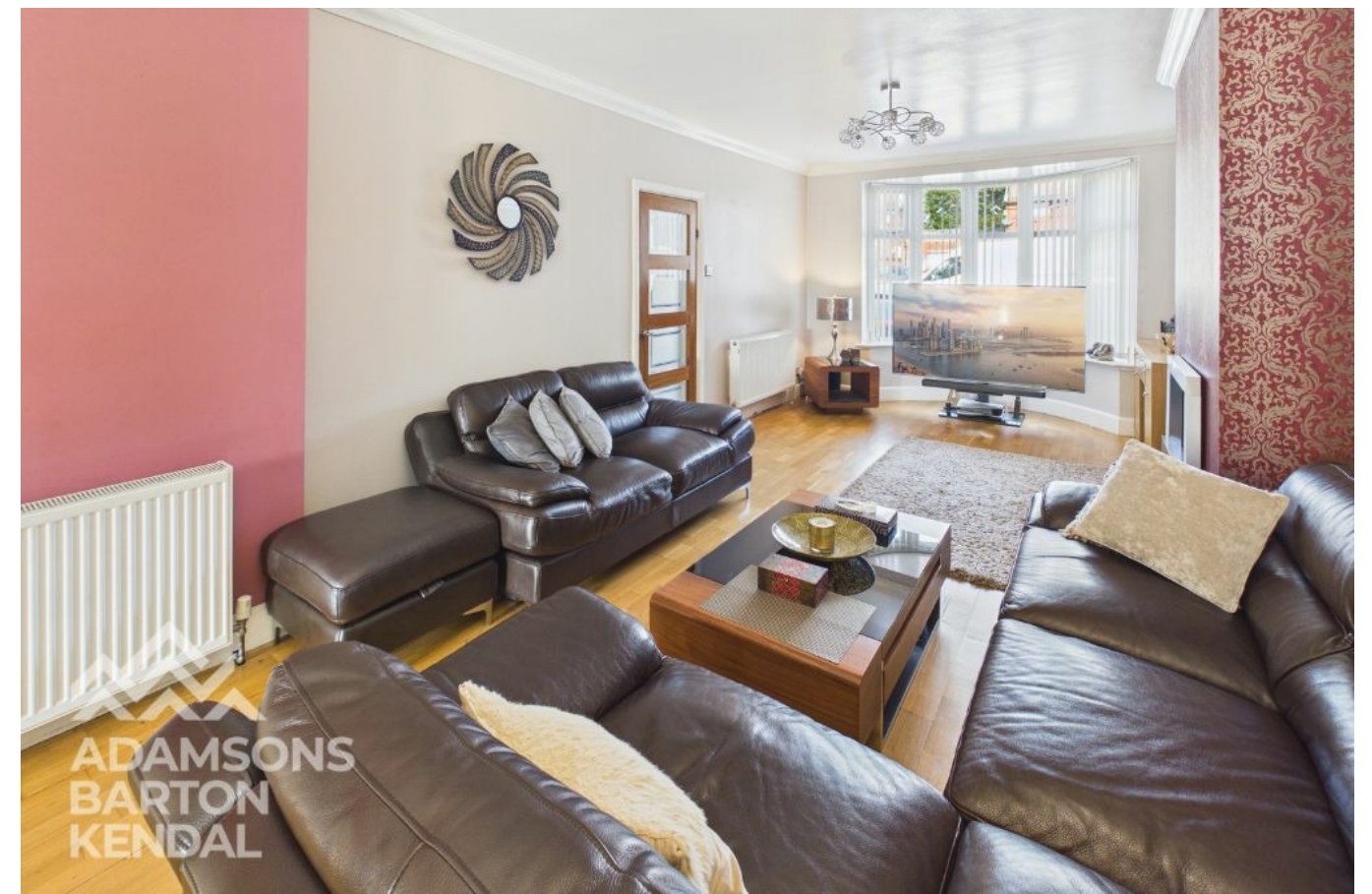
Low level wc, pedestal wash hand basin, tiled walls

Hallway – 2.05m x 3.55

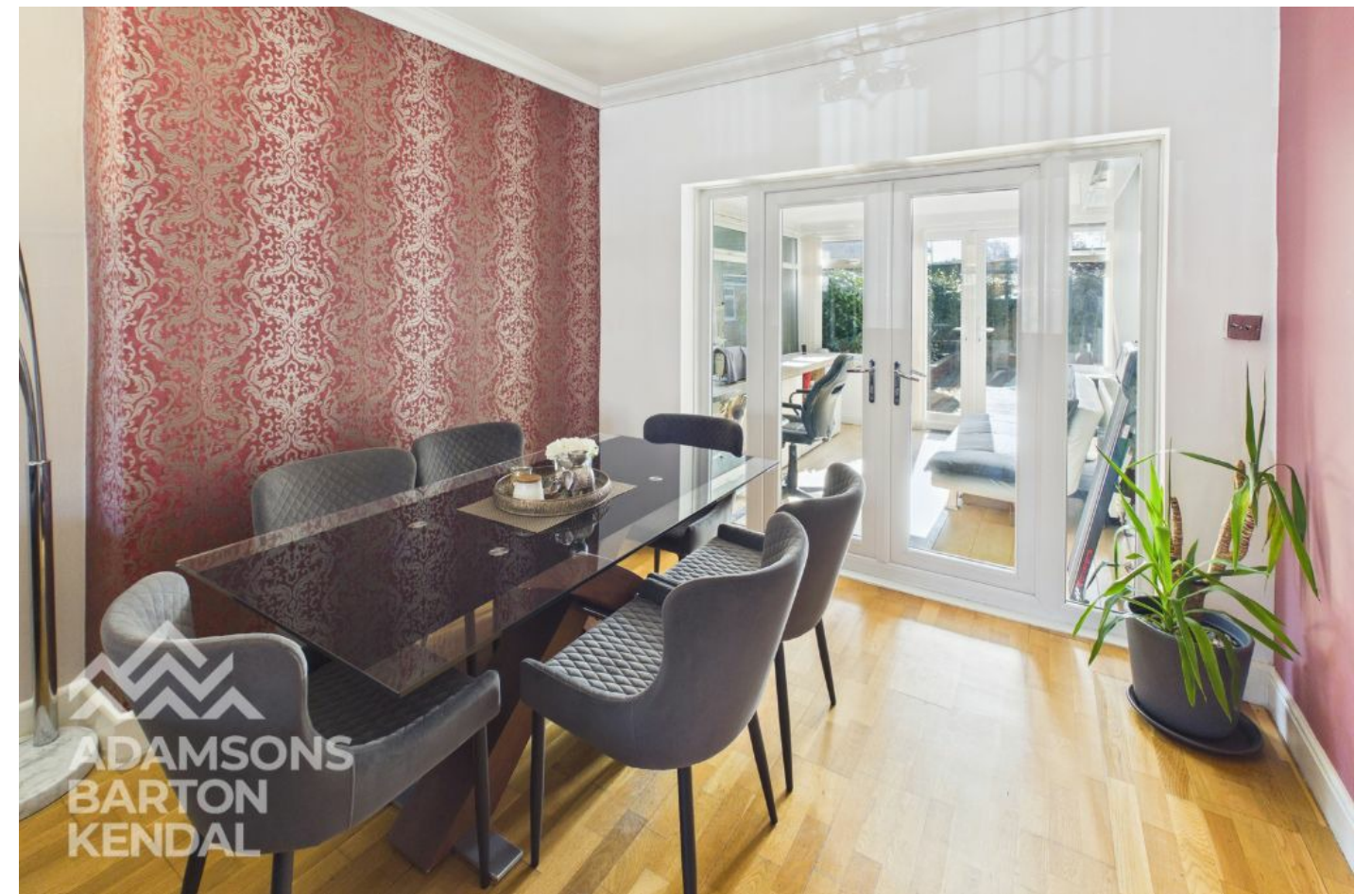
A spacious entrance hallway with laminate flooring and a white uPVC front door featuring a decorative arched glazed panel.



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Dewhirst Way, Syke OL12 9TU



First Floor

Landing – 1.07 x 1.92 metres

Carpeted landing with a frosted-glass window fitted with vertical blinds.

Master Bedroom – 2.57 x 4.95 metres

A spacious extended master bedroom overlooking the rear garden, featuring fitted wardrobes with integrated spotlights and carpeted flooring.

Bedroom 2 – 2.89 x 4.52 metres

A generous double bedroom featuring carpeted flooring, a bay window with vertical blinds and large fitted wardrobes with integrated spotlights.

Bedroom 3 – 2.13 x 2.88 metres

A well-proportioned single bedroom overlooking the front of the property, with laminate flooring. The loft hatch is located here, providing access to a boarded and insulated loft space with lighting.

Bathroom – 2.05 x 3.78 metres

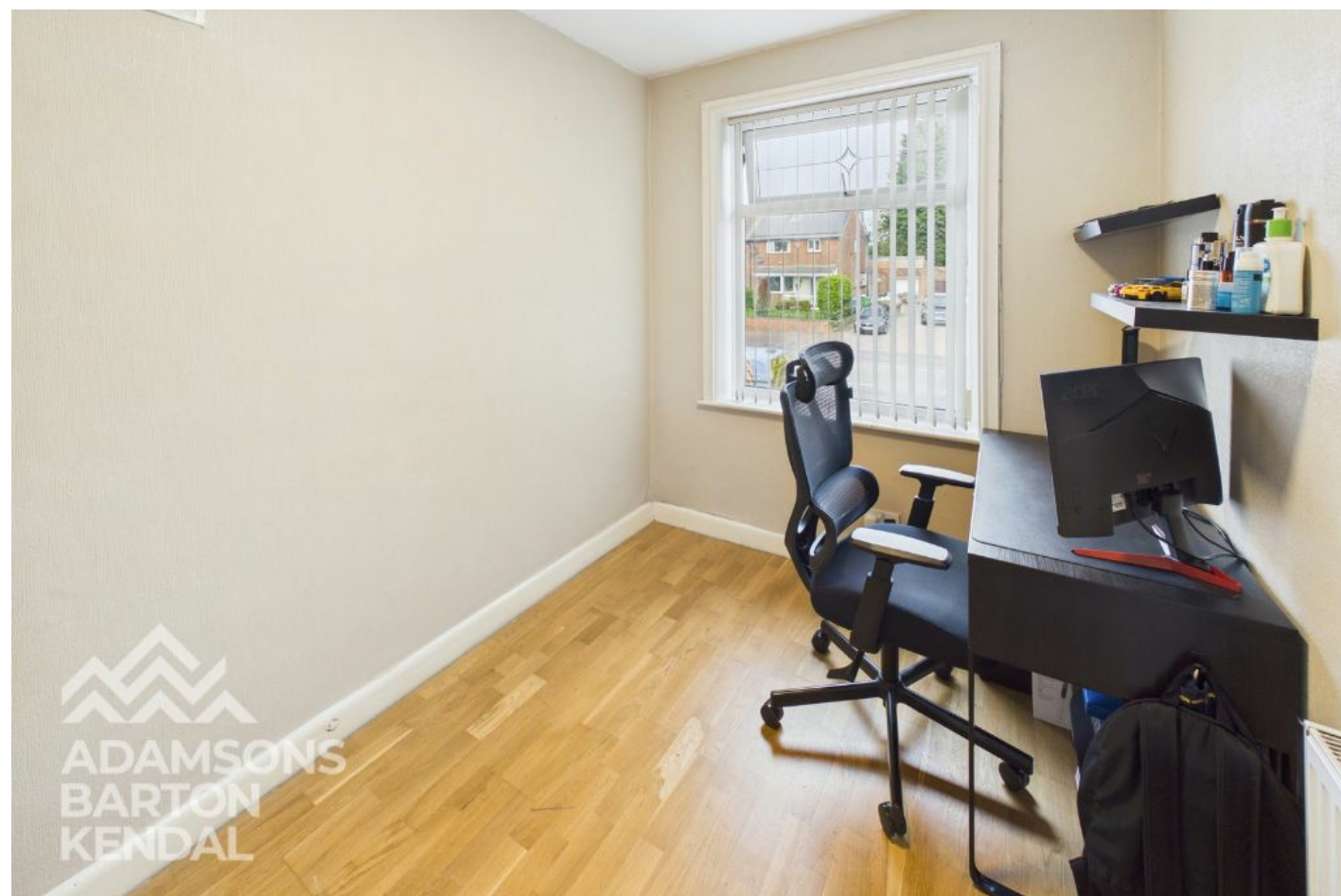
A large and well-appointed four-piece bathroom suite comprising a P-shaped bath and separate shower cubicle with glass sliding doors. Features include a modern gloss white vanity basin unit with matching back-to-wall WC, heated towel rail and useful storage cabinet with dark grey gloss doors. Finished with neutral beige tiled walls and wood-effect luxury vinyl tile flooring.

Outhouse – 2.19 x 3.21 metres

A useful outdoor storage space with electricity, ideal for storage, a workshop or additional utility space.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

TBC

Council Tax Band

C

Energy Performance Certificate

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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