

**Denehurst Road, Rochdale OL11 5DU**

**Offers invited in excess of £195,000**



**ADAMSONS BARTON KENDAL** are delighted to introduce to the market this 3 bedroomed semi-detached house, set in gardens to both front and rear and situated in a very popular location, conveniently positioned for all the usual local amenities. The property benefits from a gas fired central heating system and double glazed windows and is set in wonderful gardens to both front and rear.

The property is held freehold, is competitively priced and early viewing comes highly recommended to appreciate the quality of the accommodation on offer.

**VIEWING STRONGLY RECOMMENDED**

Head Office - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA

Tel : (01706) 653214

## **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 HALL**

Spindle staircase to the first floor

#### **LOUNGE - 4.1 x 4.1 metres reducing to 3.7 metres**

Feature fireplace with electric fire

#### **KITCHEN - 4.2 x 3.1 metres reducing to 2.0 metres**

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, part tiled walls, pantry cupboard

#### **UTILITY ROOM - 2.8 x 1.7 metres**

### **First Floor**

#### **LANDING**

#### **BEDROOM ONE - 3.7 x 4.1 metres reducing to 3.2 metres**

#### **BEDROOM TWO - 2.7 x 4.1 metres reducing to 3.6 metres**

#### **BEDROOM THREE - 2.4 x 2.5 metres**

Built in cupboard

#### **BATHROOM - 1.7 x 2.8 metres**

Panelled bath, pedestal wash hand basin, low level wc - matching suite in white

### **Externally**

There are spacious gardens to both front and rear



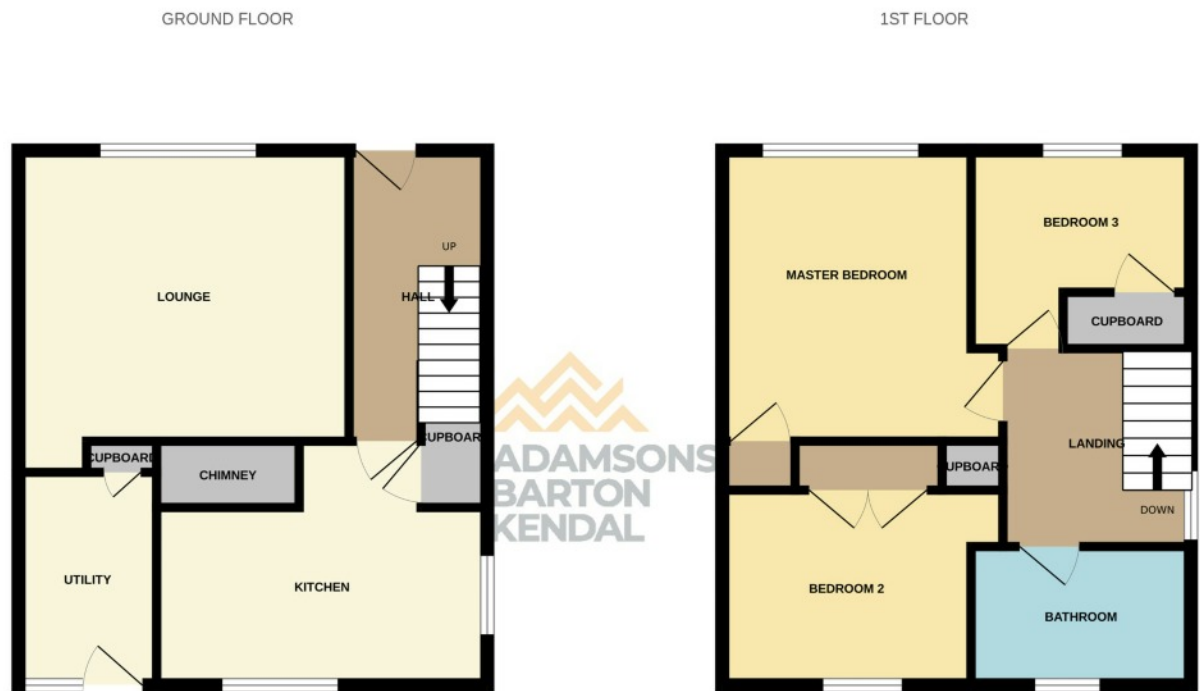


ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - To be confirmed

Tenure - Freehold



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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