

Bruce Street, Rochdale OL11 3NH
Asking Price £265,000



Adamsons Barton Kendal are delighted to introduce this stunning, homely three-bedroom semi-detached property, perfectly suited for families, couples or first-time buyers. Ideally situated close to the town centre, the property offers excellent access to local shops, schools, public transport links and all essential amenities, making day-to-day living incredibly convenient.

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Nestled on a generous plot, the home benefits from a private driveway, a single integral garage, and beautifully maintained gardens to the front, side and rear — lovingly cared for by the current owner, a passionate gardener. The colourful flower beds, mature plants and well-kept lawns create a peaceful, picturesque outdoor space, complemented by a charming stoned section to the left of the driveway and a pathway leading to a welcoming entrance porch.

Inside, a spacious hallway opens into a large open-plan living and dining area, flooded with natural light and featuring patio doors that lead directly into the rear garden — perfect for entertaining or relaxing. The fitted kitchen is well-equipped and provides convenient access to the integral garage.

Upstairs, the property boasts three bedrooms: a generous master, a second double, and a third single room which would make an ideal home office, nursery or dressing room. The family bathroom includes a bath with overhead shower, wash hand basin and toilet.

The rear garden is a true highlight, offering two greenhouses/storage sheds and plenty of space for gardening enthusiasts or anyone seeking a peaceful outdoor retreat. This is a leasehold property with a very low annual cost of just £7. With its superb location, spacious layout and exceptional gardens, this charming home is expected to sell quickly — early viewing is highly recommended.





ADDITIONAL INFORMATION

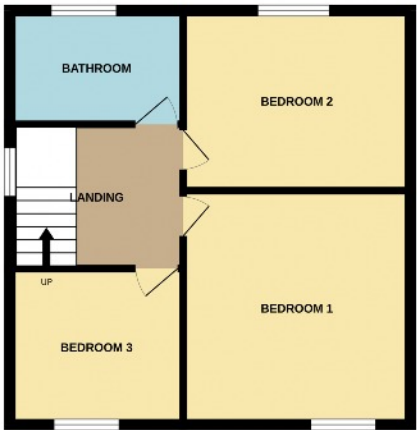
Council Tax Band - B
Energy Performance Cert - To be confirmed
Tenure - To be confirmed



GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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