

**Finance Street, Dearnley OL15 8ND**

**Asking Price £145,000**

**ATTENTION INVESTORS**



Adamsons Barton Kendal are pleased to introduce this 2 bedroom mid terrace property in Dearnley, being sold with a tenant in situ and therefore offering an investment opportunity only. The tenant has been in occupation for a long period of time, providing continuity for prospective buyers. The property is conveniently located close to both Rochdale town centre and Littleborough, just off a main bus route and within easy reach of local amenities.

**Head Office - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA**

**Tel : (01706) 653214**

The accommodation comprises a cosy lounge and a fitted kitchen to the ground floor. To the first floor is a generous master bedroom, a further single bedroom, and a spacious four-piece bathroom suite. Externally, the property benefits from a paved yard to the rear, while on-street parking is available to the front.





## ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - D

Tenure - TBC



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification