ADAMSONS BARTON KENDAL

Whitworth Road OL12 6EZ

Offers invited in excess of £260,000

ADAMSONS BARTON KENDAL are delighted to introduce this 3 bedroom semi detached family home on Whitworth Road, Rochdale.
Ideally positioned fore excellent access to Rochdale town centre , the property enjoys a convenient location with a bus stop literally across the road, while the tram stop and railway station are also within easy reach. Rochdale town centre is just a short walk away, along with Rochdale Riverside Shopping Centre and the leisure centre. The location is also well placed for a range of local schools, including Shawclough Primary School and Whitworth High School, while excellent motorway links are accessible nearby, making this an ideal choice for commuters.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

The property itself offers generous living accommodation, original features and plenty of scope for improvement. Although the home would benefit from a degree of modernisation, it represents an excellent opportunity for buyers looking to create a home to their own taste and put their own stamp on the property.

Internally, the accommodation briefly compromises an entrance porch leading into a welcoming hallway, two large reception rooms , a fitted kitchen, separate utility room and an integral garage.

To the first floor are two generously proportioned double bedrooms, a further single third bedroom and a newly fitted wet room.

With its spacious accommodation, excellent transport links, proximity to local amenities and fantastic potential, this property must be viewed to appreciate what it has to offer.

Accommodation

Lounge - 3.65 x 3.60 metres - A spacious family sitting room with a bay window overlooking the front lawn and carpets.

2nd Reception - 4.38 x 3.64 metres - A further reception room with a bay window overlooking the rear garden with carpets.

Kitchen - 3.23 x 2.40 metres - A wooden fitted kitchen featuring freestanding appliances, a stainless steel sink and drainer and a bay window.

Laundry Room - 2.18 x 3.44 metres - Featuring fitted units and access to the rear garden.

Hallway - 2.90 x 2.41 metres - A large entrance hallway with an under stairs storage cupboard offering great potential for a downstairs WC.

Garage - 5.18 x 3.71 metres

Master Bedroom - 3.69 x 3.06 metres - A generous double room with a bay window featuring fitted wardrobes and carpets.

Bedroom 2 - 3.66 x 3.61 metres - A further double bedroom featuring carpets.

Bedroom 3 - 2.71 x 2.39 metres - A single bedroom overlooking the front lawn with carpets.

Wet Room - 2.47 x 2.35 metres - A modern newly fitted wet room featuring a storage cupboard, vertical radiator ,fitted shower curtain rail, WC and wash hand basin.

Landing - 1.96 x 1.29 metres

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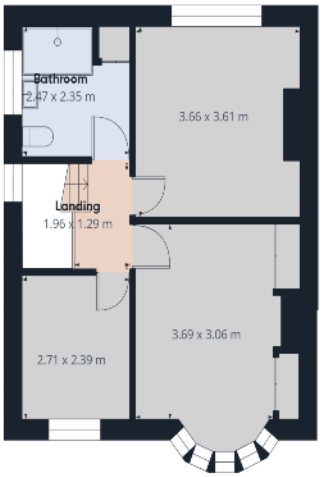
Externally

The property occupies a generous plot featuring a single driveway to the front and a well maintained lawn. To the rear is an elevated garden with a patio area and concrete staircase leading to the lower lawn.



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Additional Information

Council Tax Band - C
Energy Performance Cert - E49
Tenure - TBC

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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