ADAMSONS BARTON KENDAL

Booklyn, Market Street OL12 8RW

Offers invited in excess of £155,000



ADAMSONS BARTON KENDAL are delighted to present to the market this fully refurbished and immaculately presented stone - built cottage, situated within the popular residential area of Whitworth benefiting from being across the road from Healey Dell Nature Reserve.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

Dating back to circa 1868 and retaining a wealth of period charm, this characterful "L- plan" cottage has been thoughtfully transformed by the current vendors, combining original features with a contemporary finish and high quality fixtures and fittings throughout. Presented to an exceptionally high standard , the property is truly turn key ready, with considerable attention to detail and no expense spared.

For those seeking a period home with character, charm and a modern twist, viewing is an absolute must to fully appreciate the quality, finish and individuality this impressive property has to offer.

The accommodation briefly comprises an inviting lounge, impressive large kitchen/ diner, useful cellar, two well proportioned double bedrooms and a stylish modern bathroom suite.

Externally, the property enjoys an elevated position from road, with access via attractive stone steps. To the rear is beautifully landscaped tiered garden, thoughtfully arranged to provide a superb outdoor space. One level features charming stone flagged patio ideal for outdoor seating and entertaining, whilst a further tier offers excellent potential for the new owners to personalise and create their own ideal garden space.

The property also benefits from a traditional coal cellar, adding further character and useful storage.

There is on street parking available along Market Street, with additional parking opportunities on the adjacent Station Road and Tonnacliffe Road.

The location is particularly convenient for commuters and first time buyers , being within easy reach of Rochdale town centre and its extensive range of amenities, shops, leisure facilities and services. The property is also situated on a popular bus route, with Rochdale Railway Station and the Metro link tram network providing excellent transport links to surrounding towns and Manchester.

Families are well catered for, with popular local schools including Tonacliffe Primary School and Shawclough Primary School within easy reach.

ACCOMMODATION

Lounge - 4.72 x 2.56 metres
A beautifully presented and welcoming reception room featuring polished timer flooring, a characterful Adam - style fireplace with granite inset and slate hearth, and a large double glazed window enjoying lovely views across Healey Dell. Finished with neutral decor, feature dado rail and attractive period style detailing.

Kitchen - 4.64 x 4.20 metres
A superbly appointed kitchen/ diner combining period character with a stylish contemporary finish. This beautifully restored York stone flagged floor complements the bespoke shaker style kitchen, solid oak worktops and ceramic sink. The chimney breast features a modern oven and induction hob, with attractive brick - effect tiling and feature lighting. A stable door provides direct access onto the enclosed flagged patio.

Master Bedroom - 4.64 x 2.55 metres
A spacious and inviting double bedroom featuring a luxurious natural wool carpet with comfortable underlay and fitted corner wardrobes, providing excellent storage while complementing the room's stylish finish.

Bedroom 2 - 4.73 x 2.64 metres
A well presented double bedroom featuring a luxurious natural wool carpet with comfortable underlay and pleasant views overlooking the rear garden.

Bathroom - 2.78 x 1.45 metres
A stylish modern bathroom fitted with a contemporary white suite and overhead shower. Finished with attractive marble effect tiling, complemented by a practical cushioned floor and bright LED lighting.

This is a rare opportunity to acquire a beautifully refurbished period cottage which successfully combines character, charm and modern living. With its quality finish, superb presentation , excellent location and beautifully landscaped gardens, this exceptional family home is sure to appeal to first time buyers , professionals and those looking for a property that is ready to move straight into.


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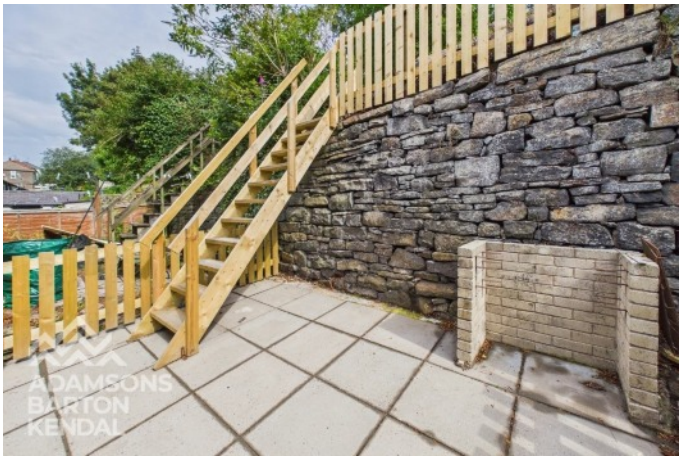

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Additional Information

Council Tax Band - A
Energy Performance Cert - C73
Tenure - Leasehold



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