

Amy Street, Rochdale OL12 7NJ

Asking Price £170,000



ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented two-bedroom terrace property located in the ever-popular area of Passmonds. Ideally situated just steps away from Edenfield Road's excellent bus routes, Cutgate Shopping Precinct, and a range of highly regarded schools and restaurants, this charming home is perfect for first-time buyers or investors alike.

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Upon entering, you are welcomed by a vestibule leading into a cosy lounge, the ideal space to relax and unwind. The modern fitted kitchen follows, finished to a high standard with integrated oven, hob, and extractor fan, along with space for a washing machine and useful understairs storage.

Upstairs features a spacious master bedroom and a second bedroom, currently utilised as a gaming room by the owners. The elevated bathroom is stylishly fitted with a walk-in shower, toilet, and vanity sink unit.

Offered to the market with no onward chain, this lovely home must be viewed early to be fully appreciated.

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

Lounge - 4.4 x 4.4 metres

Kitchen - 4.4 x 3.3 metres

First Floor

Landing

Bedroom 1 - 4.4 x 3.8 metres

Bedroom 2 - 2.3 x 3.7 metres

Bathroom - 1.8 x 2.6 metres

ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Freehold

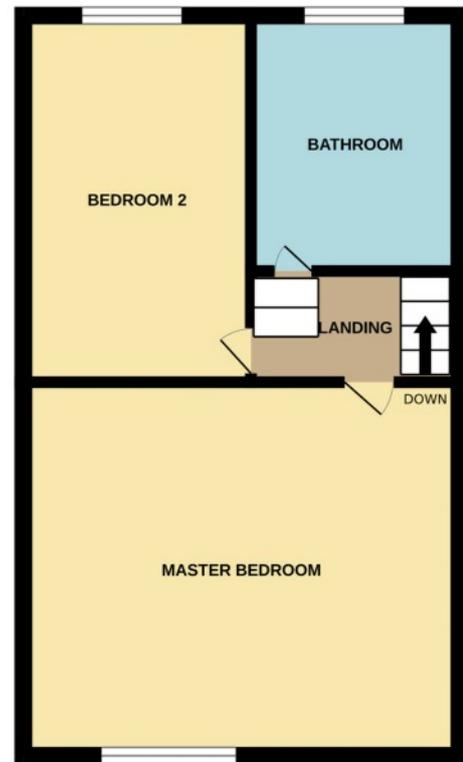
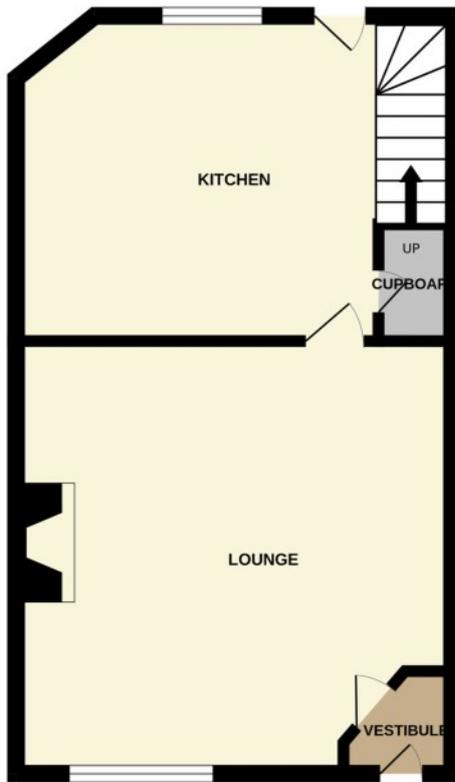




GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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