



ADAMSONS BARTON KENDAL are delighted to bring to the market this modern three storey mid town house, located on the edge of a highly sought after development. The property offers spacious and versatile living, ideal for families or professionals. The property is perfectly positioned close to excellent local amenities, including well regarded schools, a supermarket, and the Metrolink giving easy access to Rochdale and Oldham town centres, as well as the motorway. The property benefits from gas central heating and uPVC double glazing throughout. Externally, there is a private rear garden with a lawn and patio area—perfect for outdoor entertaining. To the front, a driveway leads to an integral garage.

Viewing Strongly Recommended

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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

Entrance Hall - 21' 5" x 6' 5" (6.53m x 1.96m) - Staircase leading to the first floor, storage cupboard, access into the garage/utility area

Downstairs WC - 5' 7" x 3' 2" (1.71m x 0.96m) - Low level wc and wash hand basin

Dining Kitchen - 15' 5" x 14' 2" (4.7m x 4.33m) - Incorporating a dining area and fitted with a range of base & wall units with complementary work surfaces, integrated appliances including a fridge/freezer, six-ring gas hob, double oven, dishwasher and sink unit

First Floor

Landing - 8' 10" x 3' 8" (2.68m x 1.12m) - Staircase leading to the second floor

Lounge - 15' 5" x 12' 6" (4.7m x 3.8m)

Bedroom Two - 15' 5" x 10' 9" (4.7m x 3.27m)

Shower Room - 8' 8" x 4' 6" (2.64m x 1.37m) - Shower cubicle, low level wc, wash hand basin – modern suite

Second Floor

Landing - 8' 10" x 3' 8" (2.68m x 1.12m) - Storage cupboards

Bedroom One - 15' 5" x 10' 11" (4.7m x 3.34m) - Fitted wardrobes

En-Suite - 5' 7" x 5' 11" (1.71m x 1.8m) - Shower cubicle, low level wc, wash hand basin

Bedroom Three - 13' 8" x 8' 8" (4.17m x 2.64m)

Bathroom - 7' 10" x 6' 5" (2.39m x 1.96m) - Panelled bath, low level wc, wash hand basin





Additional Information

Council Tax Band - C
 Energy Performance Cert - C75
 Tenure - Freehold
 Service Charge - £130 bi-annually

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

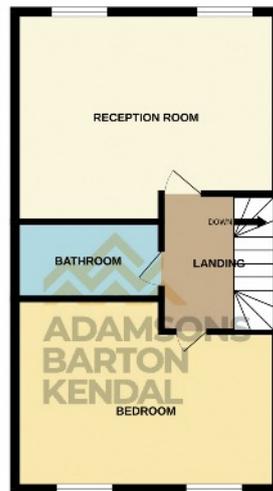
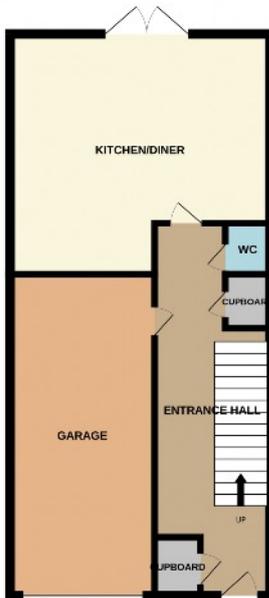
VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



GROUND FLOOR
 516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
 442 sq.ft. (41.1 sq.m.) approx.

2ND FLOOR
 442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 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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Due to a change in the legislation as from 1st 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