

Rossall Road, Rochdale OL12 0EG

Offers invited in the region of £175,000



ADAMSONS BARTON KENDAL are delighted to introduce this mid-terrace property in the popular location of Syke. The home offers two well-proportioned bedrooms plus an attic room that is midway through conversion, providing excellent potential to be used as a home office, hobby room or additional bedroom. Externally, the property benefits from off-street parking and a generous rear garden, which is a paved yard featuring a large storage outhouse with electricity, ideal for working from home or conversion into a bar or playroom.

Viewing Strongly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Internally, a handy vestibule leads into a beautifully maintained lounge which flows through to the kitchen diner. The kitchen has been removed by the previous owner and now requires full refurbishment, offering buyers the opportunity to put their own stamp on the property. The master bedroom is a generous size with fitted wardrobes and under-stairs storage currently utilised as a dressing area, while the second bedroom is another good-sized double. The bathroom comprises a four-piece family suite including a freestanding bath, separate shower, WC and vanity unit. Ideally located close to Rochdale town centre and just a stone's throw from Rochdale Infirmary, Riverside Shopping Centre and Rochdale Leisure Centre, the property is well served by public transport routes and presents a fantastic opportunity for first-time buyers. Early viewing is highly recommended.

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

Living Room - 4.20 x 4.20 metres

Kitchen - 3.85 x 4.20 metres

First Floor

Landing

Bedroom - 3.35 x 4.17 metres

Bedroom 2 - 2.98 x 3.22 metres

Bathroom - 1.95 x 1.88 metres

Second Floor

Attic Room





Additional Information

Council Tax Band - C

Energy Performance Cert - TBC

Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



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