

**Blair Street, Meanwood OL12 7BU**

**Asking Price £175,000**



**ADAMSONS BARTON KENDAL** are delighted to present this well maintained and beautifully presented two-bedroom end-terraced home, occupying a generous plot within the popular residential area of Meanwood. Positioned at the end of a quiet street, the property enjoys a high degree of privacy and tranquillity, with the added benefit of on-street parking and attractive wrap-around gardens. The home also sits in an elevated position, further enhancing its appeal.

**Viewing Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

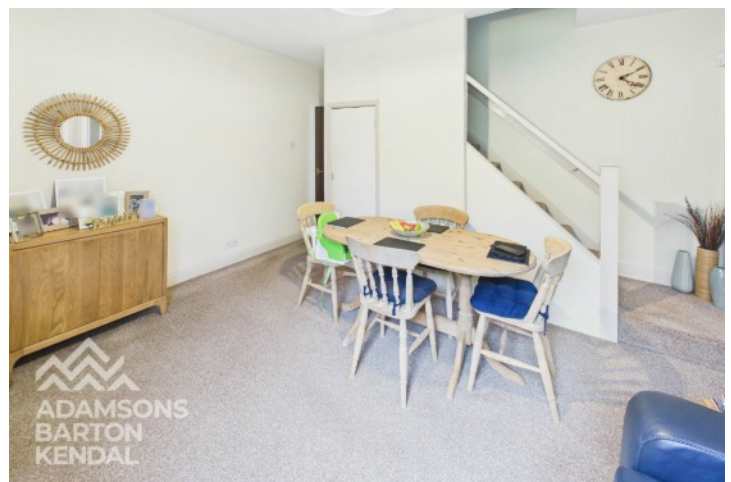
The accommodation briefly comprises an entrance porch leading into a spacious lounge featuring a charming fireplace, alongside a further reception room currently utilised as a dining room. To the rear, there is a fitted kitchen providing access to both the rear and side patio areas.

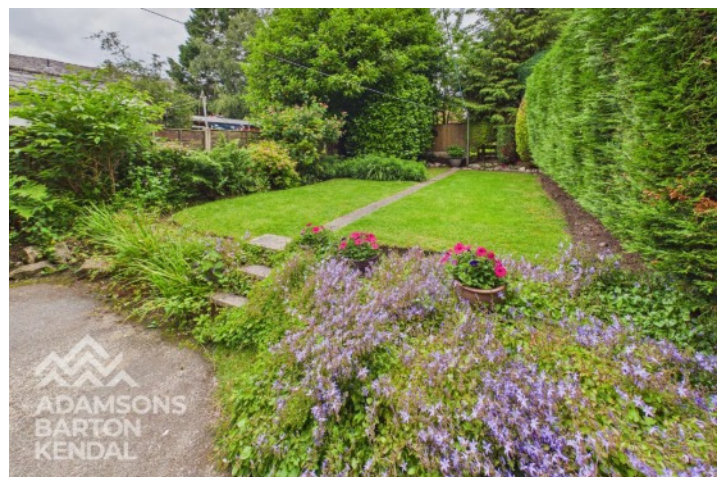
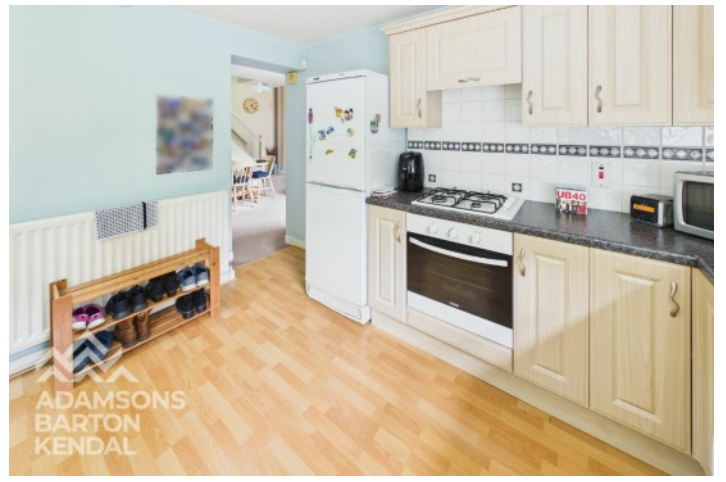
To the first floor, the property offers a particularly generous master bedroom complete with fitted wardrobes, in addition to a further single bedroom. A three-piece family bathroom suite completes the upper level.

Externally, the property boasts beautifully maintained gardens, including a lawned area and patio space to the rear, as well as additional patio areas to the side—ideal for outdoor entertaining or relaxing.

Ideally located close to well-regarded schools, local amenities, and convenient bus routes, the property also benefits from easy access to Rochdale town centre.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.







## Additional Information

Council Tax Band - B

Energy Performance Cert - TBC

Tenure - Leasehold



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