



ADAMSONS BARTON KENDAL are delighted to introduce this two bedroom semi-detached bungalow, offered for sale to investors only, with a sitting tenant currently paying £1,025 pcm. The property is ideally positioned close to local amenities, within easy reach of motorway links, and just a short distance from Milnrow village. Externally, the home benefits from a spacious driveway providing off-road parking for two vehicles, along with a paved rear yard.

Viewing Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Additional Information

Council Tax Band - C

Energy Performance Cert - D65

Tenure - Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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