

Primrose Street, Spotland OL12 6AW
Offers invited in excess of £150,000



ADAMSONS BARTON KENDAL are delighted to present this immaculately presented two-bedroom mid-terrace, ideally positioned close to Rochdale town centre and all local amenities. The home has been recently fully renovated to a high standard, featuring a brand new fitted kitchen and contemporary bathroom, along with new carpets throughout, creating a stylish and move-in ready property.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

The accommodation comprises an entrance vestibule, a spacious lounge, and a modern fitted kitchen diner complete with an integrated oven, hob, and extractor fan, with additional space for a washing machine.

To the first floor are two generous double bedrooms and a newly installed three-piece bathroom suite, including a bath with overhead shower, WC, and wash basin.

Externally, the property benefits from its convenient location just off Spotland Road, within easy reach of popular bus routes, local shops, and takeaways, and only a short walk into Rochdale town centre.

This property represents an excellent opportunity for first-time buyers or investors alike.

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).

Accommodation

Ground Floor

Lounge - 4.27 x 4.21 metres

Kitchen - 3.69 x 3.41 metres

First Floor

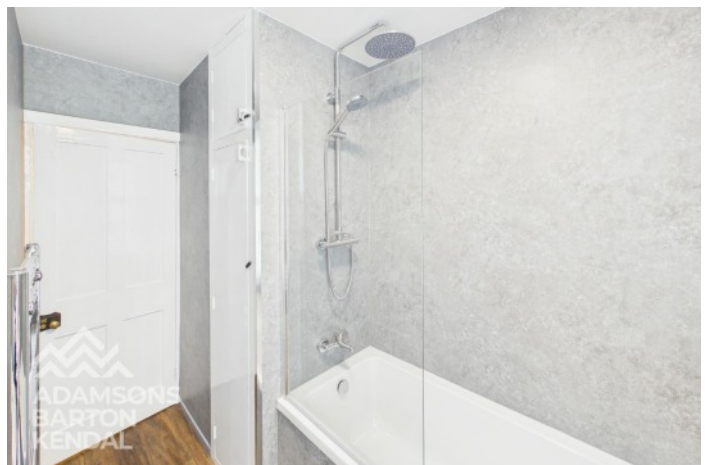
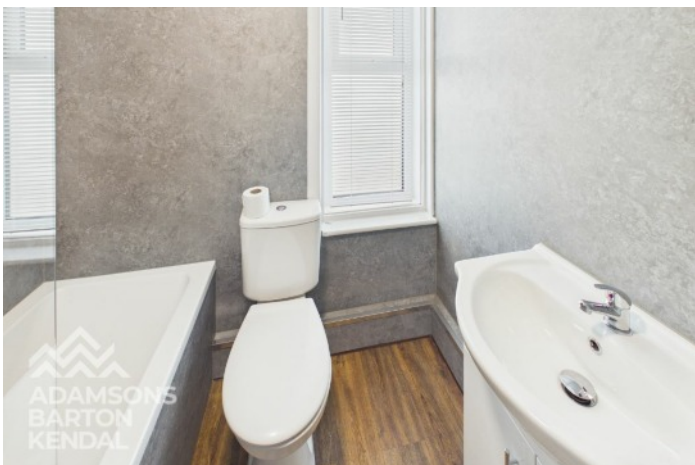
Landing

Bed 1 - 3.09 x 4.26 metres

Bed 2 - 5.00 x 2.57 metres

Bathroom - 1.68 x 1.54 metres





Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



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