



**Glen Royd**  
**Ings Lane, Rochdale OL12 7DY**  
**OFFERS INVITED IN THE REGION OF £300,000**

**Adamsons Barton Kendal** are delighted to market this fabulous three storey, stone fronted late Victorian mid terraced home, which provides extensive and spacious accommodation in a wonderful setting, in a set-back, secluded development of similar Victorian houses with wonderful gardens to the front, a rear yard and a single garage.

This wonderful family home was formerly Ings Lane School Chapel from 1850 - 1897 and was converted in 1902 and named Glen Royd. It retains many Original features including decorative covings, fireplaces etc. and must be viewed to be fully appreciated.

The property is located in a convenient location for access to all the usual local amenities and is offered for sale at a competitive price.

To the ground floor, are 2 spacious reception rooms and a kitchen with a small cellar area in the basement.

At first floor, there are 2 double bedrooms, a bathroom and separate wc and to the second floor, there are 2 attic bedrooms.

The property benefits from a gas fired central heating system and double glazed windows and there is a single garage accessed to the rear of the property.

Viewing comes highly recommended to appreciate the extent and sheer potential of the accommodation on offer



**Glen Royd, Ings Lane, Rochdale OL12 7DY**

## **Ground Floor**

ENTRANCE VESTIBULE - tiled floor

ENTRANCE HALLWAY

LOUNGE - 5.5 x 3.9 metres

A spacious reception room with a feature fireplace and decorative covings to the ceiling

Rear DINING ROOM - 3.9 x 4.6 metres

A second, spacious reception room

KITCHEN - 4.9 x 2.4 metres

1 ½ bowl sink unit, range of wall and base units with built in oven, hob and extractor hood

## **Basement**

CELLAR ROOM - 3.9 x 1.1 metres

## **First Floor**

LANDING

MASTER BEDROOM - 4.8 x 4.6 metres

A wonderful, spacious master bedroom overlooking the grounds to the front

BEDROOM TWO - 4.6 x 3.1 metres

A spacious double bedroom

Family BATHROOM - 3.2 x 2.4 metres

Panelled bath with shower above, wash hand basin, shower cubicle - matching suite in white, storage cupboard

Separate WC

Vanity wash hand basin, low level wc

## **Second Floor**

LANDING

BEDROOM THREE - 3.5 x 4.2 metres (average)

Built in cupboards

BEDROOM FOUR - 3.7 x 4.0 metres (average)

## **Externally**

There are wonderfully maintained gardens to the front of the property and a rear yard, beyond which is a SINGLE GARAGE.

There is a communal store for bicycles and garden furniture etc. which is shared with the adjacent properties.

## **Additional Information**

Tenure - Freehold

Council Tax Band - C

Energy Performance Certificate - TBC

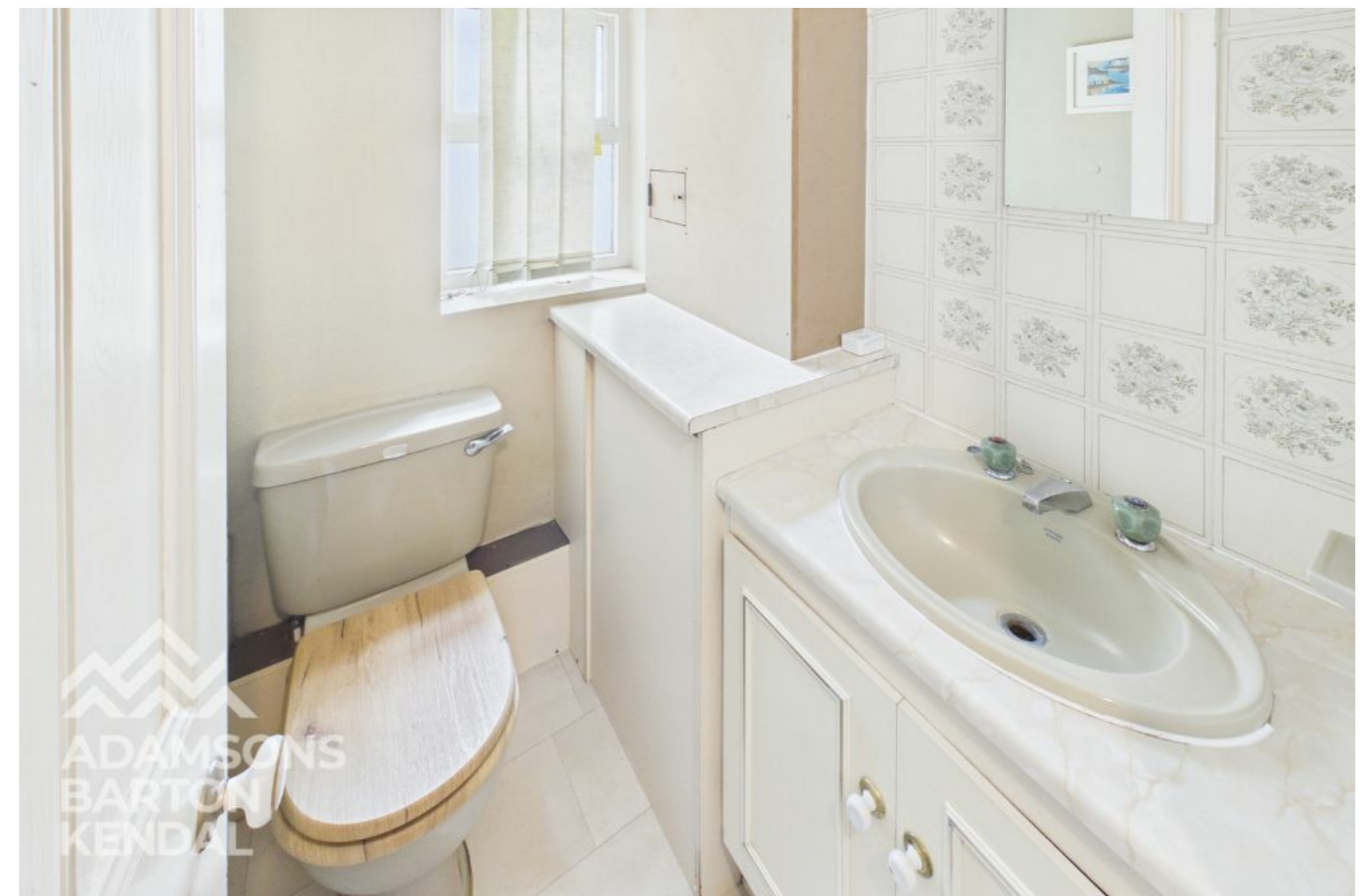
**Glen Royd, Ings Lane, Rochdale OL12 7DY**



Glen Royd, Ings Lane, Rochdale OL12 7DY



Glen Royd, Ings Lane, Rochdale OL12 7DY



Glen Royd, Ings Lane, Rochdale OL12 7DY



Glen Royd, Ings Lane, Rochdale OL12 7DY



w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> 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