







ADAMSONS
BARTON
KENDAL

Hartley Street
Passmonds, Rochdale OL12 7NF
OFFERS INVITED IN REGION OF £325,000

Adamsons Barton Kendal are delighted to present this beautifully renovated three-bedroom detached family home, occupying a highly desirable position in the sought-after area of Passmonds. A rare opportunity to acquire the only detached property on the street, this stunning home combines stylish, modern interiors with fantastic outdoor space, excellent off-road parking and the added benefit of a versatile detached outdoor room.

Finished to an immaculate standard throughout, the property is ready to move straight into and is ideally situated close to a range of local amenities, highly regarded schools and excellent transport links.

The accommodation briefly comprises an entrance hallway, impressive open-plan living and kitchen space, two generous double bedrooms, a further single bedroom and a contemporary three-piece family bathroom.

A particular feature of this fantastic home is the detached outdoor room, offering a wealth of potential to suit a variety of needs. Whether utilised as a home office, beauty room, treatment studio, gym or hobby space, this is a fantastic addition that provides valuable flexibility for modern living.

Externally, the property continues to impress. To the rear is a beautifully arranged tiered garden, featuring a low-maintenance artificial lawn, tarmacced patio and an attractive composite decking area with canopy. The decking provides an ideal space for outdoor entertaining, with excellent potential to create a private relaxation area incorporating a hot tub, sauna or ice bath. There is also an external storage shed and an additional elevated lawned area.

To the front, the property benefits from fantastic kerb appeal and a substantial tarmac driveway providing off-road parking for up to four vehicles.

The location is equally appealing, with Cutgate Precinct and its range of shops and amenities close by, alongside well-regarded schools including St Vincent's, Caldershaw Primary School and Oulder Hill High School. The ever-popular Norden Village is also within easy reach, offering a fantastic selection of independent shops, restaurants and cafés. Denehurst Park is nearby, whilst excellent motorway connections make this an ideal location for commuters.

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Ground Floor

Entrance Hallway – Spacious entrance hallway with stylish tiled flooring, carpeted staircase with glass balustrade and fitted under stairs storage with convenient pull-out drawers.

Open Plan Living Space – Bright and spacious living area featuring tiled flooring, bay window with vertical blinds, striking media-panelled feature wall with gas fireplace, additional Bluetooth-enabled electric heater and UPVC double patio doors with made-to-measure blinds providing access to the rear garden.

Kitchen – Modern Wickes fitted kitchen comprising high-gloss wall and base units, laminate worktops, granite sink and drainer, tiled splash backs, integrated electric hob, extractor fan, oven and washing machine. Breakfast bar and tiled flooring.

First Floor

Landing – Carpeted landing with attractive glass balustrade staircase, frosted glass window and oak internal doors leading to the bedrooms and bathroom.

Master Bedroom – Generous double bedroom with bay window, vertical blinds, fitted carpeting and an extensive range of fitted wardrobes with built-in shelving and TV unit. Additional Bluetooth-enabled electric heater.

Bedroom Two – Well-proportioned double bedroom with fitted carpeting, vertical blinds and additional Bluetooth-enabled electric heater.

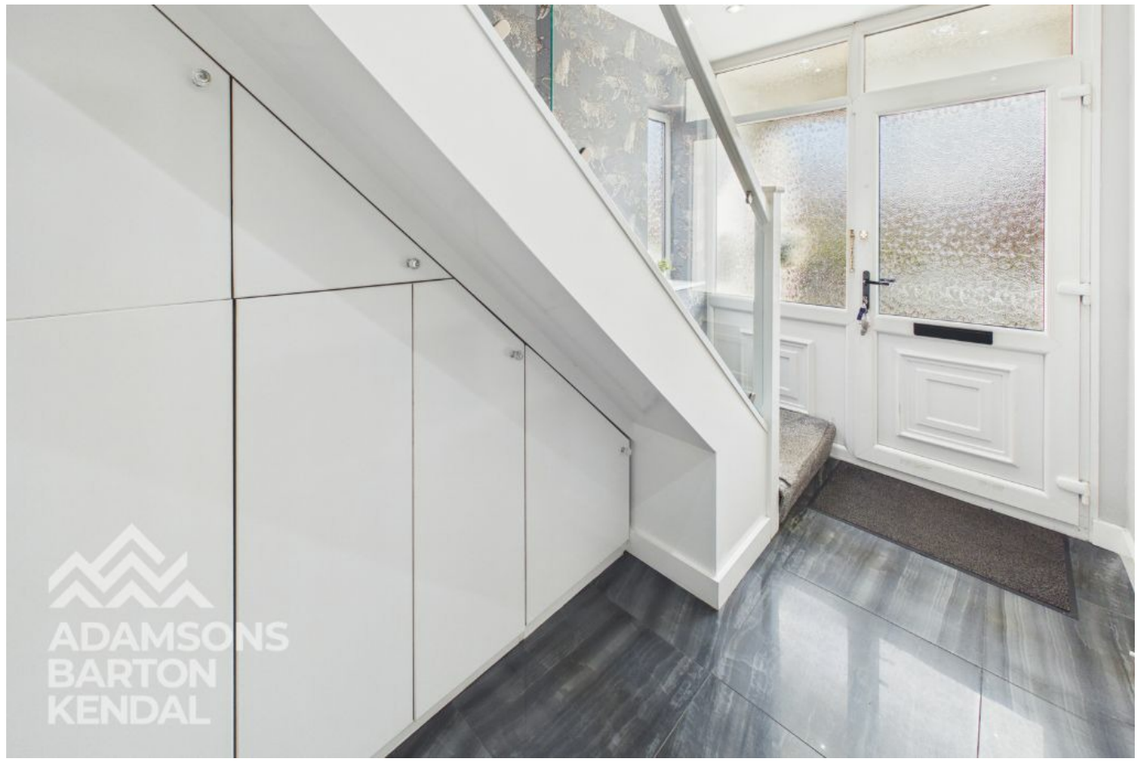
Bedroom Three – Single bedroom with fitted carpeting and vertical blinds.

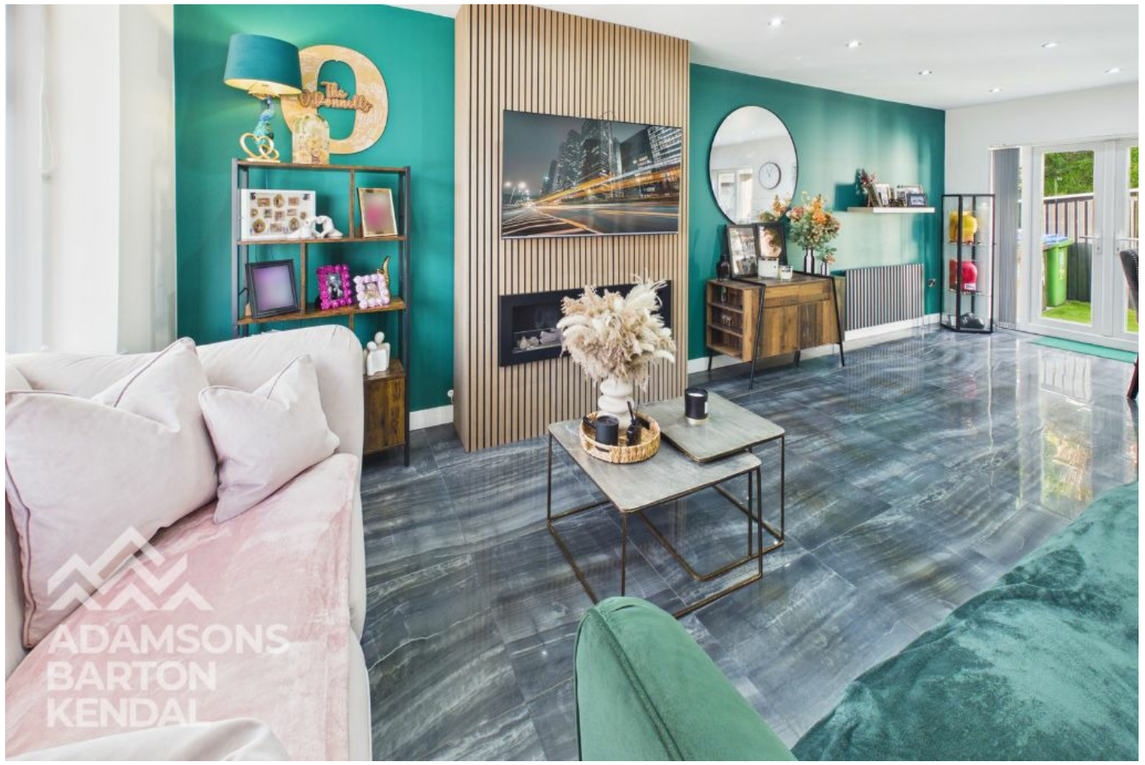
Family Bathroom – Contemporary three-piece suite comprising WC, wash hand basin and bath with dual shower head and glass shower screen. Fully tiled walls and flooring with recessed spotlight lighting.

External

Detached Outdoor Room – Impressive and versatile additional space, currently utilised as a beauty room, featuring laminate flooring, large glazed window, double doors and separate storage room. Ideal for a home office, beauty studio, gym or hobby room.









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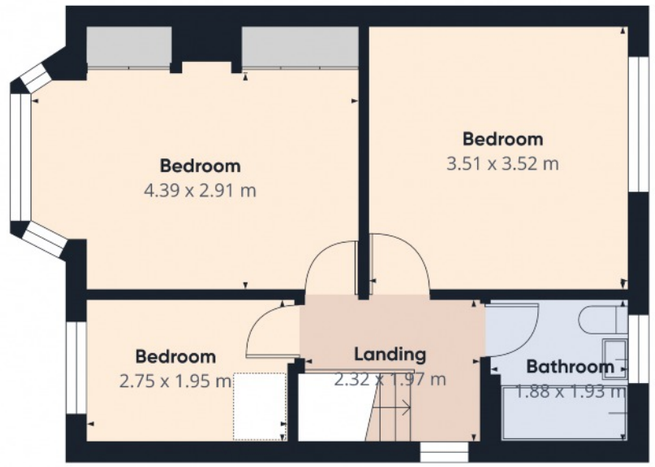




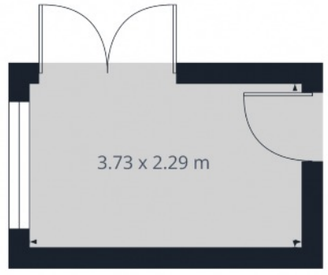
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

86.6 m²

Reduced headroom

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Additional Information

Tenure - Leasehold
Council Tax Band - Band B
Energy Performance Cert - TBC

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w - abkproperty.co.uk e - sales@abkproperty.co.uk

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