

Oldham Road, Rochdale OL11 2AT
Offers invited in excess of £200,000



ADAMSONS BARTON KENDAL are delighted to present this beautiful end terraced family home, situated just off Oldham Road in Rochdale. The property is beautifully presented throughout and occupies an elevated position, with ample on-street parking available.

Viewing Recommended

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

Internally, the property welcomes you into a spacious yet cosy living room, complete with a charming feature fireplace. This space flows seamlessly into a stunning, well designed kitchen dining area, which boasts a stylish breakfast bar with stools, room for an additional dining table if desired, and space for appliances including a fridge freezer. The kitchen is further enhanced by a large oven, hob, and extractor fan, making it ideal for modern family living. To the rear, a useful utility room—extended by previous owners—provides additional practicality and storage.

To the first floor, there are two generously sized double bedrooms and a contemporary family wet room, comprising a walk-in shower, bath, WC, and sink unit. A separate room houses a staircase leading to the second floor, where you will find a further large double bedroom, offering flexible accommodation.

Externally, the property sits on a substantial plot with excellent potential for further extension (subject to planning). The outdoor space includes a patio area, an elevated lawn, and a decking area—perfect for relaxing and enjoying the sun. Benefiting from a larger plot than neighbouring properties, this home is ideal for young families and is truly turn-key ready.

Conveniently positioned between Rochdale town centre and Royton town centre, the property is located on a popular bus route and is close to local amenities, well-regarded schools, and Tandle Hill Country Park.

Early viewing is highly recommended.





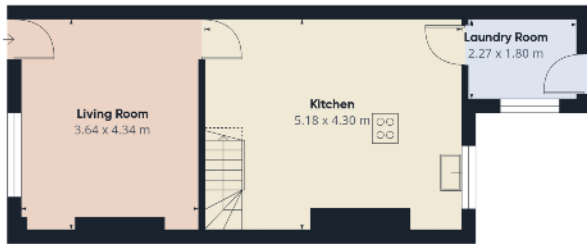


Additional Information

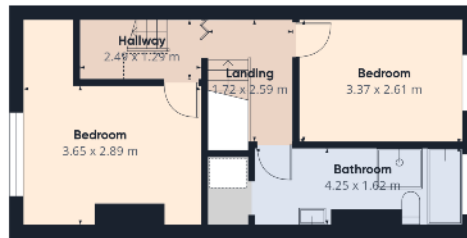
Council Tax Band - A
 Energy Performance Cert - E51
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 96.5 m²
 Reduced headroom
 10.3 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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