

Newbarn Lane, Rochdale OL11 3PY

Asking Price £130,000



ADAMSONS BARTON KENDAL pleased to introduce this terraced bungalow in the popular residential area of Deeplish. Accessed via a walking path, this mid-terrace bungalow benefits from well-maintained gardens to both the front and rear, offering a pleasant and private outdoor space.

Viewing Strongly Recommended

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

Internally, the property opens into a handy vestibule with built-in storage, leading through to a spacious fitted kitchen with ample room for appliances. The large lounge is a real highlight, featuring a cosy fireplace and sliding doors which open out onto the rear patio area, creating a bright and welcoming living space.

The accommodation includes a generous master bedroom along with a further single bedroom. Completing the layout is a three-piece bathroom comprising a walk-in shower, WC and wash hand basin.

Externally, the gardens are a good size for a bungalow and are well maintained, ideal for those looking for manageable outdoor space. The property also benefits from an allocated parking space.

The property is offered with no onward chain and is expected to sell quickly. Early viewing is highly recommended.

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).

Ground Floor

Entrance Vestibule - 1.0 x 1.0 metres

Entrance Hallway - 3.3 x 1.0 metres

Lounge - 3.6 x 4.4 metres

Kitchen - 3.2 x 2.0 metres

First Floor

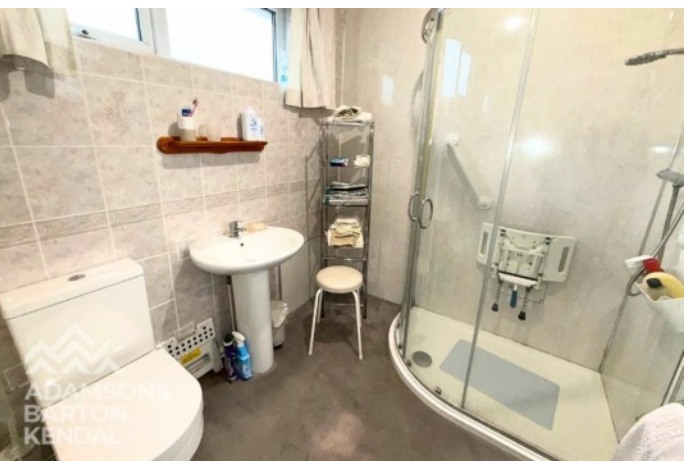
Landing

Master Bedroom - 3.3 x 3.6 metres

Bedroom 2 - 2.3 x 2.0 metres

Bathroom - 2.4 x 1.9 metres





Additional Information

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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