ADAMSONS BARTON KENDAL

Hill Top Drive, Kirkholt OL11 2DY

Asking Price £165,000

ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented two bedroom semi detached home, occupying an elevated position in the popular and convenient location of Kirkholt, Rochdale.

The property is ideally situated for commuters, with public transport links and bus stops on the doorstep, excellent motorway access and convenient access to Royton and Rochdale town centre, along with a wide range of local amenities. Everyday essentials are close at hand, including shops and highly regarded schools such as St Cuthberts.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA

01706 653214 / sales@abkproperty.co.uk

Presented immaculately throughout, the property benefits from high quality fixtures and fittings and offers well - proportioned accommodation comprising a welcoming living room, beautifully appointed kitchen, two generous double bedrooms and a modern bathroom suite.

This is an excellent opportunity for first time buyers looking for a stylish and conveniently located home. The property is offered for sale with no onward chain, making an early viewing highly recommended to fully appreciate what this attractive home has to offer.

Ground Floor

Kitchen : 3.10 x 4.35 metres - A stylish and modern fitted kitchen featuring a range of contemporary units with soft close doors and drawers, complemented by an induction hob, integrated oven and extractor fan. The kitchen benefits from practical vinyl flooring and access to the rear outdoor space via a charming UPVC country style door. A separate utility area provides additional practical space, while handy under stairs storage offers excellent additional storage solutions.

Living Room: 3.42 x 4.39 metres - A cosy and inviting lounge featuring attractive laminate flooring and a charming living flame feature fireplace, creating a warm and welcoming focal point. The room is filled with natural light courtesy of two large windows and benefits from new thermostatic radiators, combining comfort with a modern finish.

First Floor

Bedroom 1: 3.41 x 4.39 metres - A generously proportioned double bedroom offering a bright and comfortable space, complemented by attractive wooden flooring and a practical roller blind. The room also benefits from useful storage space.

Bedroom 2: 3.15 x 2.81 metres - A well proportioned second bedroom offering a bright and versatile space, finished with attractive flooring and complemented by a practical storage cupboard housing the boiler.

Bathroom: 2.14 x 1.47 metres - A beautifully appointed and contemporary bathroom, finished to a high standard with stylish UPVC waterproof wall panels for a sleek and practical finish. The suite features a modern vanity sink unit with LED illuminated mirror, alongside a bath with a bi fold glass shower screen and a contemporary rainfall mixer shower with dual shower heads.

Landing : 1.82 x 1.52 metres - The entrance hall, staircase and landing have all been finished with the new quality carpets.

Externally

The property occupies an elevated and enviable position , with a beautifully maintained front lawn creating an attractive approach and excellent kerb appeal with on street parking available.

To the rear, the south facing garden enjoys an elevated position and offers a lovely outdoor space, featuring a patio seating area ideal for relaxing and entertaining together with a well maintained lawn.

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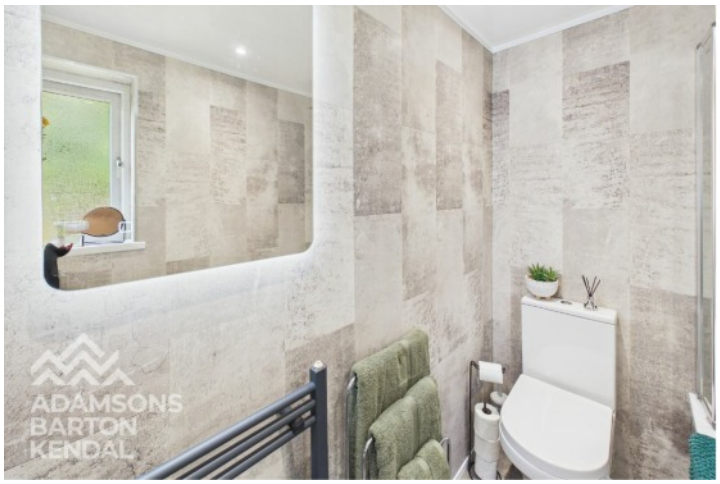
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Additional Information

Council Tax Band - A
Energy Performance Cert - D
Tenure - Freehold

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