

**Canberra Way, Balderstone OL11 2EL**  
**Offers invited in excess of £115,000**



Adamsons Barton Kendal are pleased to present this two-bedroom first floor apartment, located within a popular residential development on Canberra Way, Balderstone. Ideally situated close to Rochdale town centre and within easy reach of popular bus routes, the property offers convenient access to local amenities, transport links and commuter routes, making it an excellent choice for a range of buyers.

**Head Office - 122 Yorkshire Street**  
ROCHDALE  
Lancashire  
OL16 1LA

Tel : (01706) 653214

The apartment briefly comprises a welcoming entrance hallway leading to a spacious open-plan kitchen and living area, featuring a fitted kitchen and Juliet balcony that allows plenty of natural light. The accommodation includes a master bedroom with fitted wardrobes and en-suite shower room, a further double bedroom, and a family bathroom complete with bath, overhead shower, wash basin and WC. Early viewing is highly recommended, as this attractive apartment would be ideal for first-time buyers or investors alike.

### **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**

Lounge - 4.0 x 3.2 metres

Kitchen - 4.5 x 2.2 metres

Bathroom - 1.7 x 2.2 metres

Master Bedroom - 3.5 x 3.4 metres

En Suite - 1.8 x 1.4 metres

Bedroom 2 - 3.4 x 2.4 metres





# ADDITIONAL INFORMATION

Council Tax Band - B

Energy Performance Cert -

Tenure - TBC

GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart showing current rating of 82 B and potential rating of 83 B.

TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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