

**Livsey Street, Rochdale OL16 1ST**

**Offers invited in excess of £125,000**



**ADAMSONS BARTON KENDAL** are delighted to present this beautifully presented two-bedroom mid-terrace home, positioned right in the heart of Rochdale town centre. Offering spacious accommodation throughout and excellent convenience, this property is ideally suited to first-time buyers, investors, and commuters alike.

**Viewing Highly Recommended**

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

Internally, the property briefly comprises a spacious lounge, a fitted kitchen/diner, a generously sized master bedroom, a further double bedroom, and a modern three-piece family bathroom suite. Additionally, there is a large boarded attic room offering excellent storage space and potential for conversion into a further bedroom or living space, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from a low-maintenance paved rear yard and on-street parking.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.





# Floorplan



## Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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