

Halifax Road, Rochdale OL16 2NJ

Offers invited in excess of £275,000



ADAMSONS BARTON KENDAL are delighted to present this spacious and extended five-bedroom terraced family home, ideally located just a stone's throw from Rochdale town centre and all local amenities.

The property is positioned on a popular residential road, within easy reach of Riverside Shopping Centre, Rochdale Leisure Centre, and benefits from excellent public transport links, being situated on a well-served bus route with convenient access to motorway networks.

Viewing Recommended

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

Internally, the property offers generous and versatile living accommodation throughout. The ground floor comprises two spacious reception rooms, ideal for use as a lounge and separate dining room, along with a fitted kitchen to the rear. The ground floor is further enhanced by a handy downstairs WC.

To the first floor, there are two well-proportioned double bedrooms, a further single bedroom, and a modern three-piece family bathroom suite featuring a bath with overhead shower, WC, and vanity sink unit.

The second floor has been thoughtfully extended via a double dormer, creating two additional large double bedrooms, making this an ideal home for growing families.

The property also benefits from a large cellar, providing excellent storage space.

Externally, the home offers a substantial tandem garage providing off-road parking for two vehicles, alongside ample on-street parking. To the rear, there is a low-maintenance paved yard.

This is a fantastic family home situated in a highly sought-after location. Early viewing is highly recommended.

ACCOMMODATION

Lounge - 3.89 x 3.68 metres

Hallway - 1.01 x 4.82 metres

Dining Room - 4.12 x 4.27 metres

WC

Kitchen - 1.94 x 4.11 metres

Cellar - 3.61 x 3.94 metres

Bedroom 1 - 3.35 x 4.33 metres

Bedroom 2 - 3.28 x 3.89 metres

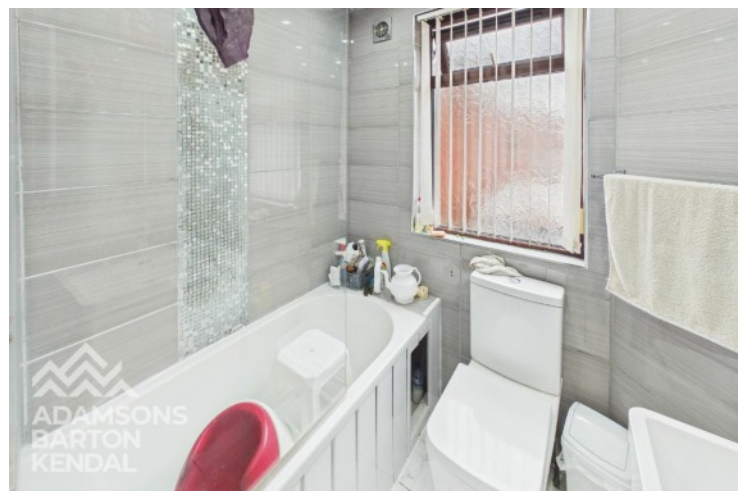
Bedroom 3 - 1.72 x 2.92 metres

Bathroom - 1.82 x 1.85 metres

Bedroom 4 - 3.21 x 4.60 metres

Bedroom 5 - 4.85 x 3.58 metres







Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold - ground rent of £2.50 per annum



Floor 0



Floor 1



Approximate total area⁽¹⁾
143.9 m²
Reduced headroom
1.2 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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