

**Malvern Street West, Rochdale OL11 5EY**  
**Asking Price £150,000**



**ADAMSONS BARTON KENDAL are pleased to bring to the market this well-presented mid-terrace home, situated in the popular residential area of Oakenrod. The property is ideally positioned close to a range of local amenities, reputable schools and offers excellent commuter access, including convenient links to the M62 motorway network.**

**Viewing Recommended**

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

The accommodation features two bedrooms along with an additional attic room, which is accessed via its own staircase and benefits from skylight windows, providing useful extra space that could suit a variety of uses.

Internally, the property briefly comprises an entrance vestibule, a spacious lounge and a fitted kitchen with room for a dining area. To the rear there is a paved yard, while on-street parking is available to the front of the property.

Upstairs, the home offers a generous main bedroom, a second well-proportioned bedroom and a modern three-piece family bathroom suite complete with a bath and overhead shower.

This property would make an excellent purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a rental opportunity.

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





## **Additional Information**

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

**VIEWING STRICTLY BY APPOINTMENT WITH  
ADAMSONS BARTON KENDAL**

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

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification