

Dewhirst Road, Rochdale OL12 0AT

Asking Price £220,000



ADAMSONS BARTON KENDAL are delighted to present this 3 bedroom semi detached home, set at an elevated position with stunning panoramic views across the countryside and Syke Pond. Enjoying a sought-after location, the property is conveniently close to all local amenities, situated on popular bus routes and within easy reach of public transport links. The town centre is just a 10 minute walk away, where you will find the Riverside Shopping Centre, the hospital and leisure centres, making this an ideal home for families and professionals alike.

Viewing Recommended

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

Occupying an elevated position, the property maximises the truly breathtaking views over Syke Common and Syke Pond to the front, with open countryside stretching out behind — a rare combination that must be viewed to be fully appreciated.

Internally, the accommodation briefly comprises a handy entrance porch leading into a spacious entrance hallway with useful under stairs storage. There are two generous reception rooms; a cosy front lounge featuring a bay window that perfectly frames the stunning pond views, opening into a second reception room ideal as a dining room or additional living space. Double doors lead through to the kitchen, which is fitted with an oven and hob, fridge freezer and offers space for further appliances.

To the first floor, there are two spacious double bedrooms, one benefiting from fitted wardrobes and a dressing area, and a further well-proportioned double room. A third bedroom provides a versatile space, ideal as a home office or children's bedroom, enjoying delightful views overlooking the pond. The family bathroom comprises a large walk-in shower, WC and wash hand basin.

Externally, the property benefits from on-street parking and its elevated setting ensures uninterrupted, far-reaching views to both the front and rear.

Early viewing is highly recommended to fully appreciate the exceptional panoramic views over Syke Pond and the surrounding countryside that this fantastic home has to offer.

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: 3.4m x 4.4m

Reception 2: 3.4m x 4.0m

Kitchen: 2.6m x 2.4m

Hallway: 1.9m x 6.9m

Porch: 1.9m x 1.4m



First Floor

Bedroom 1 : 3.3m x 4.2m

Bedroom 2 : 3.4m x 3.7m

Bathroom: 2.2m x 2.3m

Hallway: 2.4m x 1.9m

Bedroom: 2.3m x 2.8m







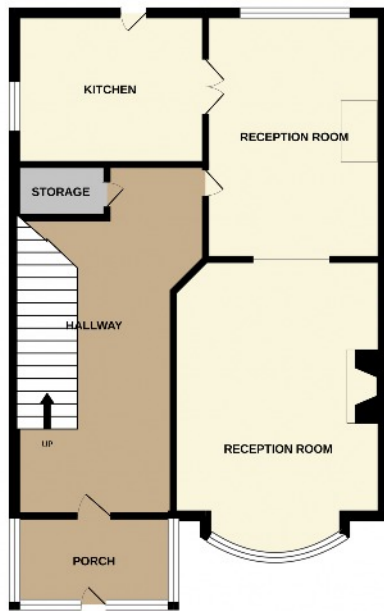
Additional Information

Council Tax Band - B
 Energy Performance Cert - D68
 Tenure - Freehold

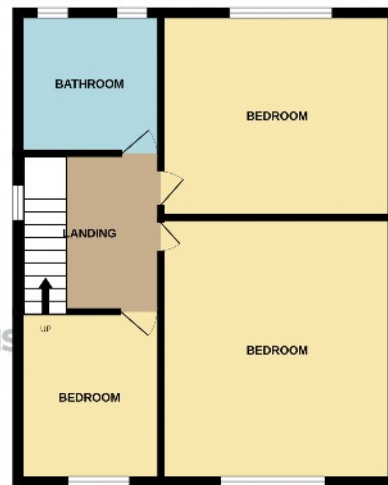
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
 509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plans will be made available on request.

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