

Duke Street, Rochdale OL12 0RJ

Asking Price £135,000



ADAMSONS BARTON KENDAL are pleased to introduce this well presented two-bedroom end-terrace property, ideally positioned close to Rochdale Town Centre. The property benefits from a highly convenient location near Rochdale Infirmary and is just a short walk from the popular Riverside Shopping Centre, Rochdale Leisure Centre, and a range of local amenities.

Excellent public transport links are close by, with local bus routes providing easy access around the area. There is also ample on-street parking available.

Viewing Strongly Recommended

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

To the ground floor, the property offers a spacious open-plan layout and has been previously extended to the rear. Upon entry, there is a cosy lounge which flows through to a generous open-plan kitchen diner, ideal for modern living and entertaining. The kitchen is fitted with marble worktops, offers space for appliances, and benefits from useful under-stairs storage.

To the first floor, there is a large master bedroom with fitted wardrobes, a further well-proportioned bedroom, and a three-piece family bathroom comprising a bath with overhead shower, wash basin, and WC.

Located in a popular and well-connected area, this property would make an ideal home for first-time buyers, professionals, or investors alike.

Early viewing is highly recommended.

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 - 4.2 x 4.2 metres

Dining Area - 4.1 x 3.2 metres

Kitchen - 3.9 x 2.4 metres

Bedroom 1 - 4.2 x 3.0 metres

Bedroom 2 - 2.1 x 3.7 metres

Bathroom - 1.9 x 2.6 metres





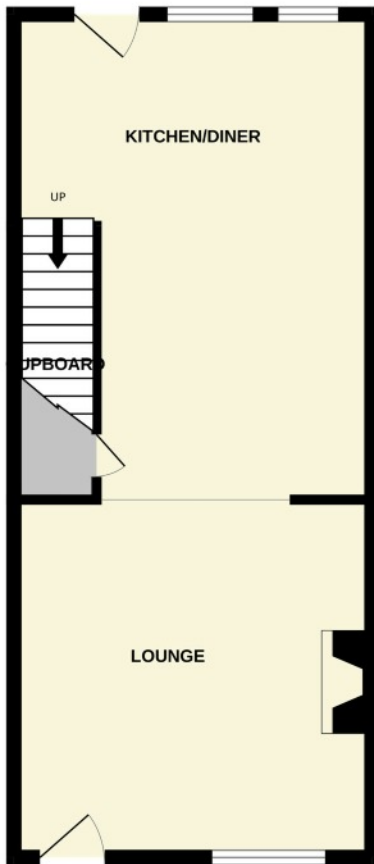
Additional Information

Council Tax Band - A
 Energy Performance Cert - D68
 Tenure - Leasehold

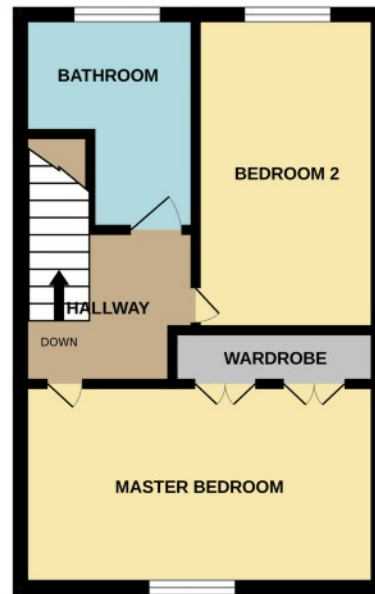
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
 304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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