

Well Street, Rochdale OL11 1AX

Asking Price £120,000



ADAMSONS BARTON KENDAL are pleased to introduce this two bedroom terraced property, conveniently located close to Rochdale town centre.

The property is ideally situated with excellent motorway links and public transport connections, just a short walk from the train station and Metrolink tram stop. It is also within easy reach of a wide range of local amenities, including the leisure centre and Riverside Shopping Centre.

Viewing Strongly Recommended

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

Internally, the property offers well-proportioned and spacious accommodation throughout. The ground floor comprises a welcoming living room featuring a fireplace, and a fitted kitchen diner with space for appliances, complemented by useful understairs storage.

To the first floor are two generous double bedrooms, including a large master bedroom with fitted wardrobes and a dressing area. Completing the accommodation is a substantial four-piece family wet room, which benefits from a separate bath and a walk-in shower.

Externally, the property features a low-maintenance rear yard.

Offered with vacant possession and no onward chain, this property presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio.

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 - 1.6 x 1.2 metres

Kitchen - 5.1 x 3.5 metres

First Floor

Landing

Master Bedroom - 4.6 x 3.3 metres

Bedroom Two - 2.4 x 4.9 metres

Bathroom - 2.5 x 3.4 metres



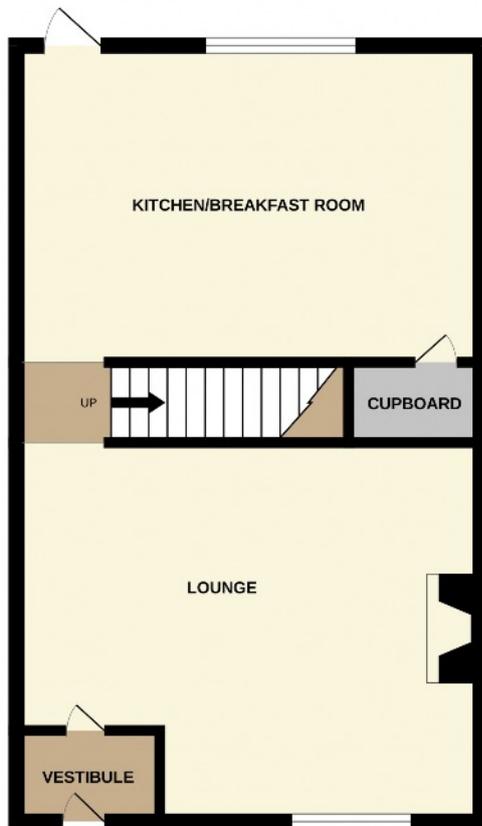
Additional Information

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

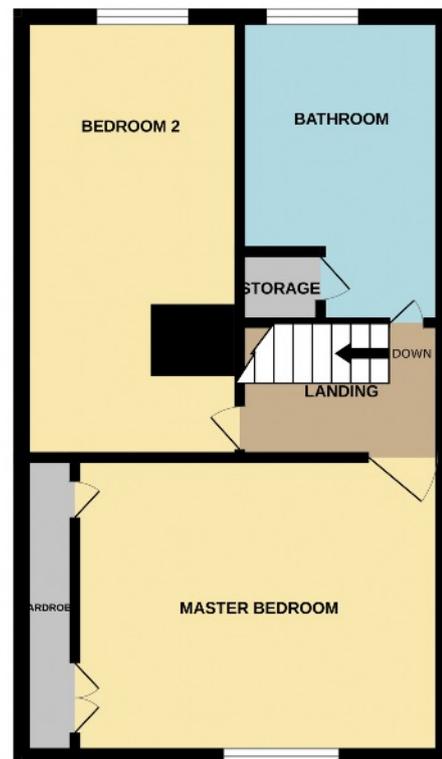
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
 402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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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