

Mill Nook, Rochdale OL12 0HS

Asking Price £190,000

Council Tax Band B



ADAMSONS BARTON KENDAL

are delighted to present this well-appointed three-bedroom semi-detached home, ideally located in a quiet cul-de-sac within the sought-after Syke area. Conveniently positioned within walking distance of a variety of local amenities and picturesque open countryside, this property is offered for sale with no onward chain and vacant possession.

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An ideal choice for young families or those looking to downsize, the accommodation briefly comprises: entrance hallway, downstairs WC, a generously sized lounge, and a modern kitchen/diner with patio doors opening onto the rear garden.

Upstairs, the property features two double bedrooms, a third single bedroom, and a well-presented family bathroom.

Externally, the home benefits from a private driveway providing off-road parking for multiple vehicles, as well as spacious gardens to the side and rear.

Early viewing is highly recommended as this attractive home is expected to generate strong interest.



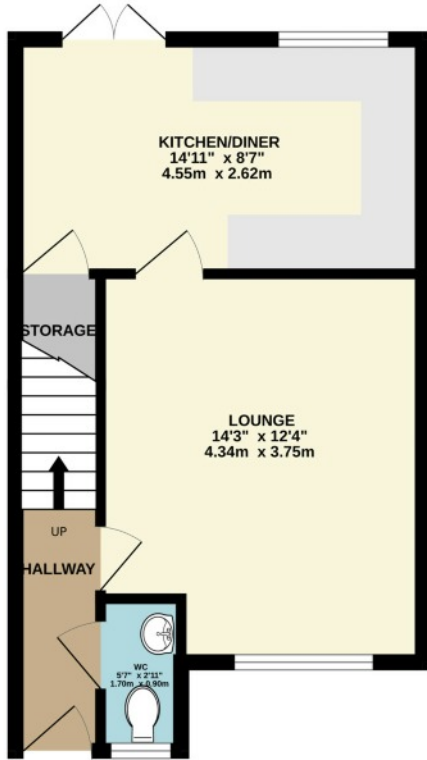


ADDITIONAL INFORMATION

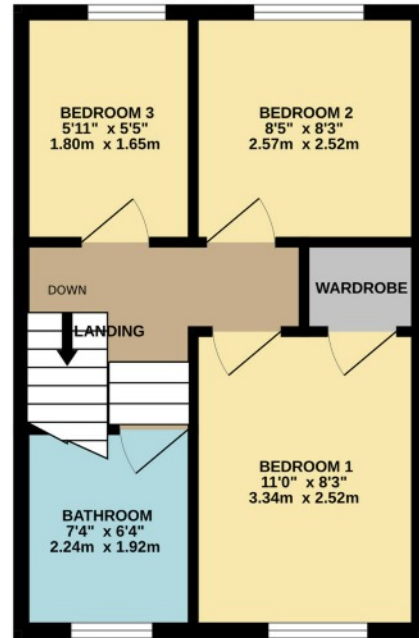
Council Tax Band B
Leasehold
EPC - C

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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