ADAMSONS BARTON KENDAL

Roch Valley Way, Rochdale OL11 4QQ

Offers Over £120,000

ADAMSONS BARTON KENDAL are pleased to present this 2 bedroom terraced home positioned in a convenient location off Roch Valley Way in Rochdale. The property is offered for sale with no further chain and vacant possession making it a great opportunity for investors or first time buyers alike. The home is ideally located within close proximity to Rochdale Town Centre and all its amenities , as well as being a short distance from the M62 motorway links. There is a bus stop on the doorstep making it handy for commuters and Rochdale Railway station is also a short walk away, as well as many supermarkets and highly regarded schools such as Marland Hill and Matthew Moss.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

Internally the property features an entrance vestibule, a generous lounge, a fitted kitchen, a double bedroom, a single bedroom and a 3 piece bathroom suite.

A major selling point is the rear garden which offers a large lawned area and a patio for outdoor entertaining. There is fantastic potential for a further extension to the kitchen subject to relevant planning permissions. Neighbouring properties have utilised the space and provided off street parking which can be accessed from Brimrod Lane.

ACCOMMODATION

Ground Floor

Lounge - 4.2 x 4.1 metres

Kitchen - 4.2 x 2.5 metres

First Floor

Bed One - 3.8 x 3.2 metres

Bed Two - 1.7 x 2.4 metres

Bathroom - 2.4 x 1.6 metres

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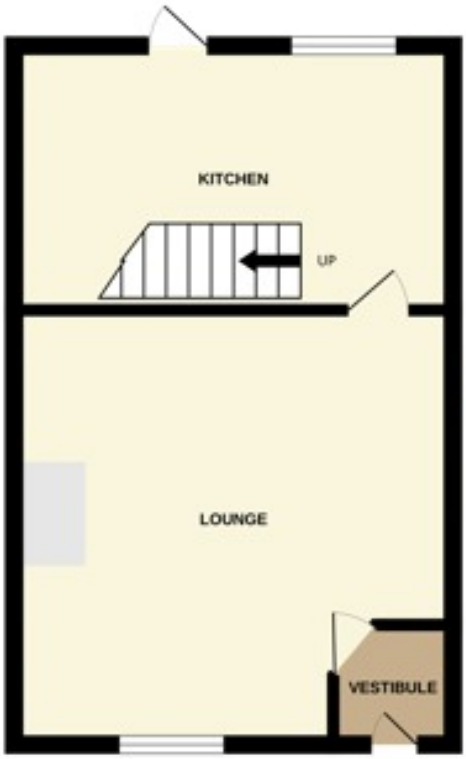
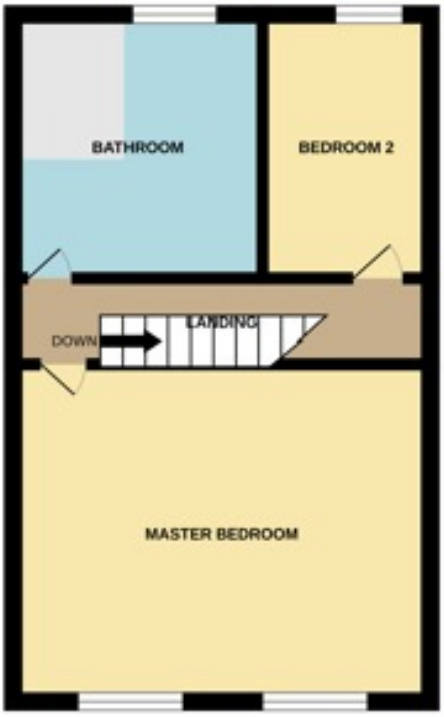
GROUND FLOOR



1ST FLOOR



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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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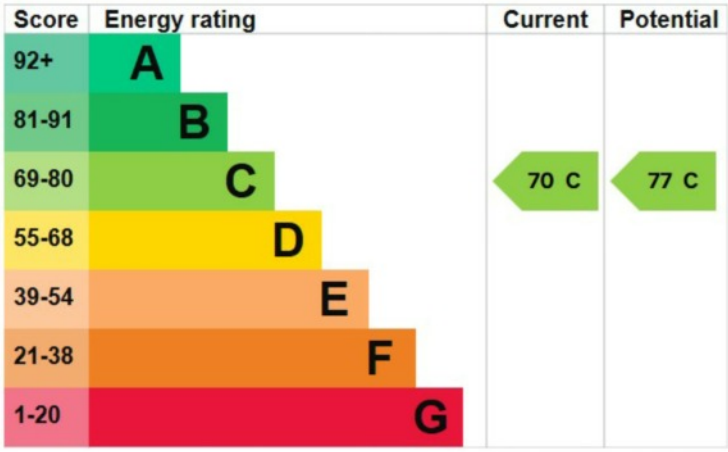
Additional Information

Council Tax Band - A
Energy Performance Cert - C70
Tenure - Freehold



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