

**Maud Street, Syke, Rochdale OL12 0EL**  
**Offers invited in excess of £185,000**



**ADAMSONS BARTON KENDAL** are delighted to present this 2 bedroom mid terrace home in the popular residential area of Syke. Ideally close to Rochdale town centre and all local amenities, this property is a great opportunity for first time buyers and investors. Internally there is a handy entrance vestibule which leads you into the open plan living space. The lounge features a fireplace and flows seamlessly into the fitted kitchen. There is a second reception room in the form of a conservatory which is perfect for bigger families seeking more space which has access to the rear garden.

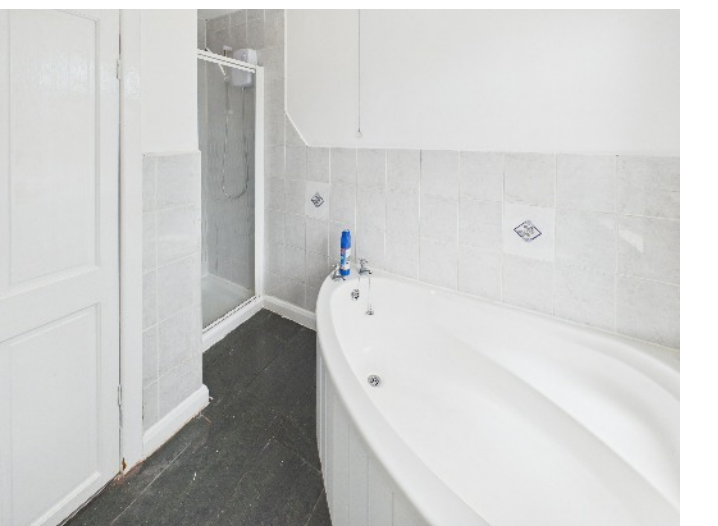
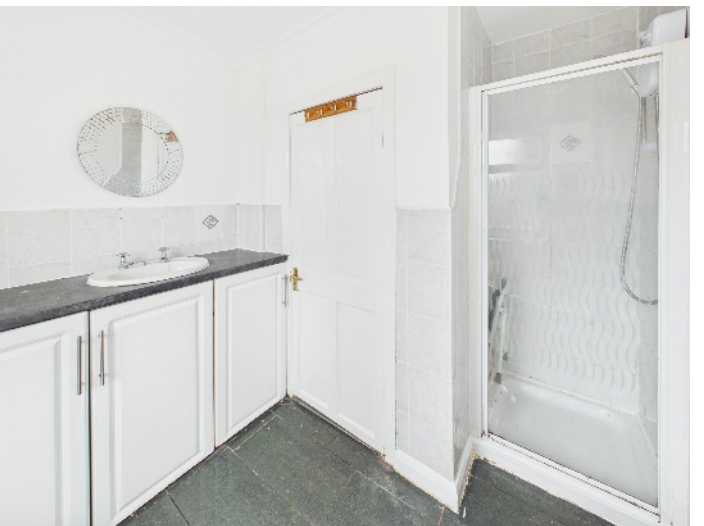
**Viewing Strongly Recommended**

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

To the first floor you will find a very generous master bedroom, a further double bedroom and a 4 piece family bathroom suite featuring a corner bath, freestanding shower, sink and toilet.

Externally, the property benefits from driveway parking and side access to the rear garden. The garden features a patio area , a large lawn and a storage shed.





## Additional Information

Council Tax Band - B  
 Energy Performance Cert - D58  
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT WITH  
 ADAMSONS BARTON KENDAL**



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