



**ADAMSONS BARTON KENDAL** are pleased to present this well presented first floor apartment, ideally suited as an investment opportunity and set back off Halifax Road in a convenient location close to local amenities and excellent public transport links.

**Viewing Strongly Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA**  
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The property benefits from its own private entrance vestibule with staircase leading to the first floor, together with useful storage space under the stairs. The accommodation comprises a cosy yet spacious lounge, providing a comfortable living area, and a large, well presented double bedroom complete with fitted wardrobes.

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces and incorporates a stainless steel sink unit. The bathroom is fitted with a panelled bath with overhead shower, low level WC and wash hand basin.

Further benefits include double glazed windows and gas central heating throughout, ensuring warmth and energy efficiency. Externally, the property enjoys access to well maintained communal gardens, providing pleasant outdoor space for residents.

This attractive apartment represents an ideal purchase for investors or first time buyers alike, combining comfortable accommodation with a highly convenient location.

## ACCOMMODATION

### First Floor

Hall

Lounge: 3.6 x 3.7 metres

Kitchen: 2.7 x 2.9 metres

Bedroom: 2.9 x 3.9 metres

Bathroom: 1.9 x 1.7 metres





**Additional Information**

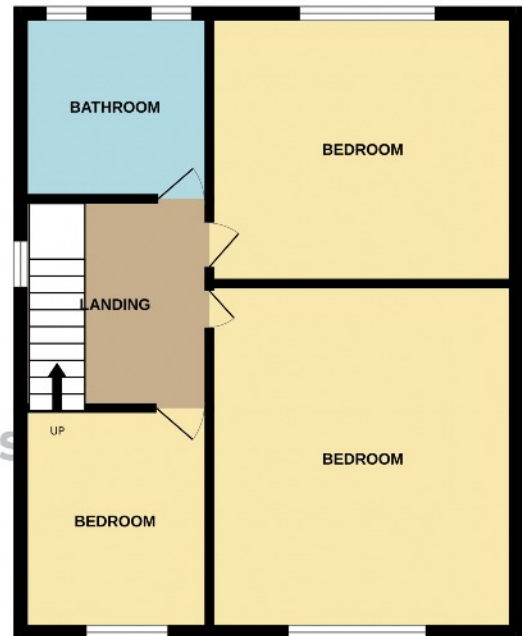
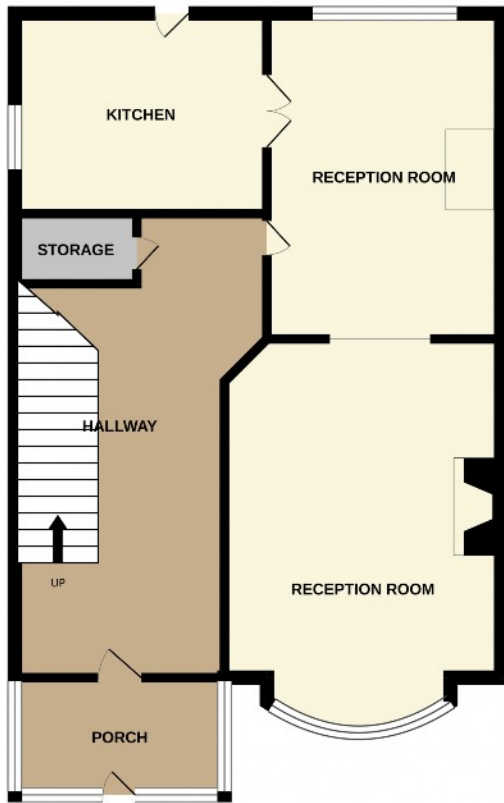
Council Tax Band - A  
 Energy Performance Cert - C  
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR  
 584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
 509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 is given as to their operability or efficiency can be given.  
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