

Caeser Street, Kirkholt OL11 2EA

Asking Price £140,000



ADAMSONS BARTON KENDAL are delighted to introduce to the market this three bedroom mid- terrace home situated in the popular Kirkholt area of Rochdale. Positioned overlooking open playing fields to the front, this spacious family home offers generous accommodation throughout and represents an excellent opportunity for buyers looking to put their own stamp on a property. The property does require a degree of modernisation and updating, but offers plenty of potential and an excellent amount of living space, making it ideal for first time buyers, families or investors alike.

Viewing Recommended

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

The location is particularly convenient for commuters, being within easy reach of both Rochdale and Royton town centres, whilst a range of public transport routes are readily accessible from the doorstep. The property is also well placed for a number of popular local schools, including St Cuthbert's and Sandbrook Primary School.

Internally, the accommodation briefly comprises two reception rooms, providing excellent flexibility for both living and dining, together with a fitted kitchen and a useful downstairs WC.

To the first floor are two well proportioned double bedrooms, a further single bedroom, a family bathroom and a separate WC.

Externally the property benefits from gardens to the front and the rear, with the front enjoying pleasant open views across the neighbouring playing fields.

With its generous accommodation, excellent location and considerable potential, this property provides a fantastic opportunity for a purchaser looking to modernise and create a home tailored to their own taste and requirements.

Early viewing is highly recommended to fully appreciate the space, potential and location this property has to offer.

Ground Floor

Lounge - 4.19 x 3.39 metres - A large family living area featuring a stylish bay window, feature fireplace and carpet.

Kitchen/Living Area - 3.15 x 5.35 metres - A large open plan living area featuring a range of wall and base units, an integrated oven hob and extractor fan with laminate flooring. The dining area features carpet flooring and rear facing patio doors leading out into the garden.

Hallway - 4.25 x 0.94 metres - An inviting entrance hall with under stairs storage and laminate flooring.

WC - 1.44 x 0.87 metres - A handy ground floor WC featuring lino flooring, a wash hand basin and WC with a frosted glass window.

Bedroom 1 - 3.28 x 2.77 metres - A rear facing double bedroom featuring bi fold wooden doors leading into a large storage space, with potential to be used as a walk in wardrobe or study/ dressing area, with laminate flooring.

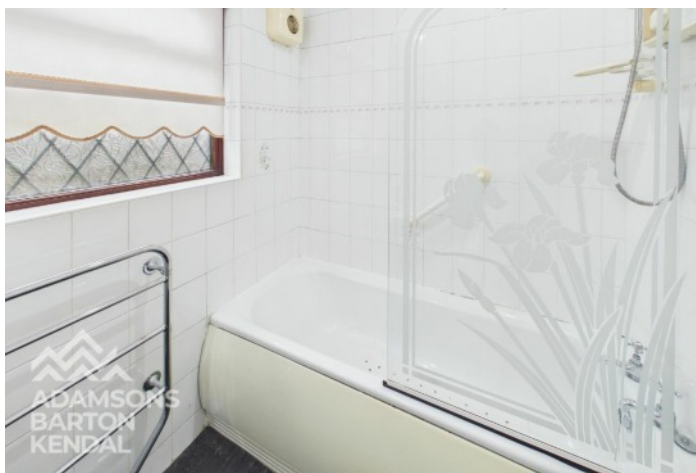
Bedroom 2 - 4.03 x 2.68 metres - A further double room featuring fitted wardrobes with laminate flooring.

Bedroom 3 - 3.2 x 2.61 metres - A front facing single bedroom with laminate flooring.

Bathroom - 2.37 x 1.66 metres - A 3 piece family shower room featuring a large walk in shower with curved glass screens, a vanity sink unit, WC, with vinyl flooring and a heated towel rail.

Landing - 1.55 x 1.68 metres





Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification