ADAMSONS BARTON KENDAL

# Foxholes Road, Rochdale OL12 0EF

## Offers invited in the region of £210,000




**ADAMSONS BARTON KENDAL** are delighted to market this superb renovation opportunity, for this traditional semi-detached family home, which is situated on an elevated, extensive plot in a popular residential area, convenient for all the usual local amenities. The property requires a complete renovation and improvement programme and whilst there is currently only 2 bedrooms, the accommodation is very extensive and the property could easily be converted into a 3 bedroomed property.

The property is offered for sale with vacant possession, at a competitive price and early viewing comes highly recommended.

## Viewing Recommended - Vacant Possession Available

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

ACCOMMODATION

Ground Floor

ENTRANCE VESTIBULE

L-SHAPED LOUNGE - 7.2 x 5.2 reducing to 3.2 metres
A spacious main reception room with feature fireplace with coal effect gas fire. Bay window

UTILITY AREA / WC - 1.8 x 1.9 metres

KITCHEN - 2.5 x 3.1 metres plus 1.1 x 1.9 metres
A range of basic wall and base units

First Floor

LANDING

MASTER BEDROOM - 5.2 x 4.1 metres (into bay window)

BEDROOM TWO - 5.6 x 3.2 metres

BATHROOM - 2.6 x 1.9 metres
Shower cubicle, low level wc, wash hand basin - dated suite

Externally

The property is set in extensive gardens to both front and rear with a front driveway providing off street parking.



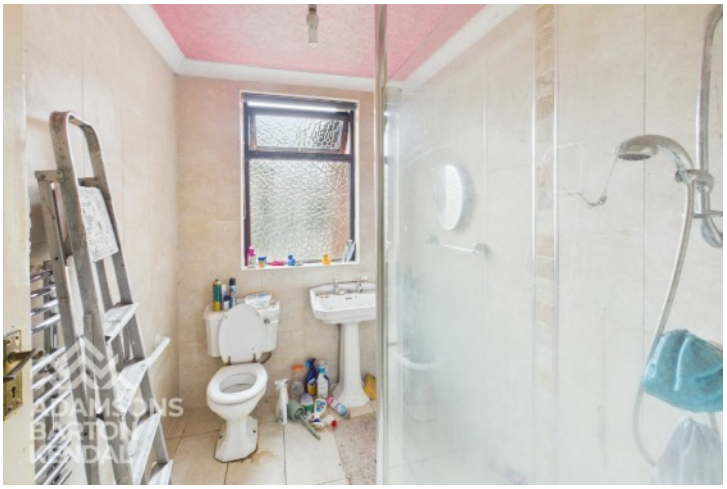














GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.




TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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 as to their operability or efficiency can be given.
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## Additional Information

Council Tax Band - B
Energy Performance Cert - E50
Tenure - TBC

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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