

Hendriff Place, Rochdale OL12 0QJ

Offers invited in excess of £120,000



ADAMSONS BARTON KENDAL are delighted to present this recently renovated two-bedroom terraced home, ideally located a short distance from Rochdale town centre and all its local amenities. The property is positioned just a stone's throw from Rochdale Infirmary and benefits from excellent access to popular bus routes, as well as being close to Riverside Shopping Centre and Rochdale Leisure Centre. This property offers convenient on-street parking directly outside the front door and represents a fantastic opportunity for first-time buyers and investors alike.

Viewing Recommended

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

Internally, the home has been recently decorated throughout and benefits from new carpets. The accommodation comprises a welcoming family living area with a gas fireplace and a fitted kitchen complete with oven, hob, and extractor fan. To the first floor, there is a spacious master bedroom, along with a further single bedroom featuring fitted storage. The property also includes a three-piece family bathroom, fitted with a corner Jacuzzi bath, WC, and wash basin.

Externally, the property boasts a large paved rear yard with two useful storage sheds—one wooden and one brick-built. In addition, there is a further south-facing rear space belonging to the property, offering a rare and generous outdoor area for a terraced home—ideal for families and outdoor entertaining. The property also offers potential for a rear extension, subject to the necessary planning permissions (STPP).

Further benefits include a cellar, providing additional storage or potential for conversion.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 4.33 x 4.32 metres

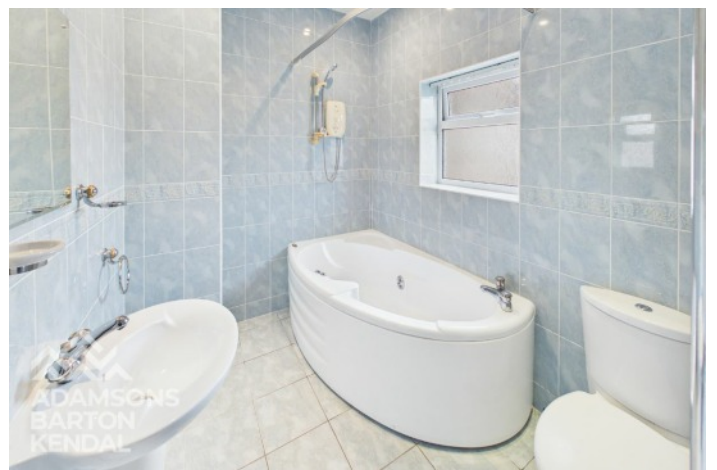
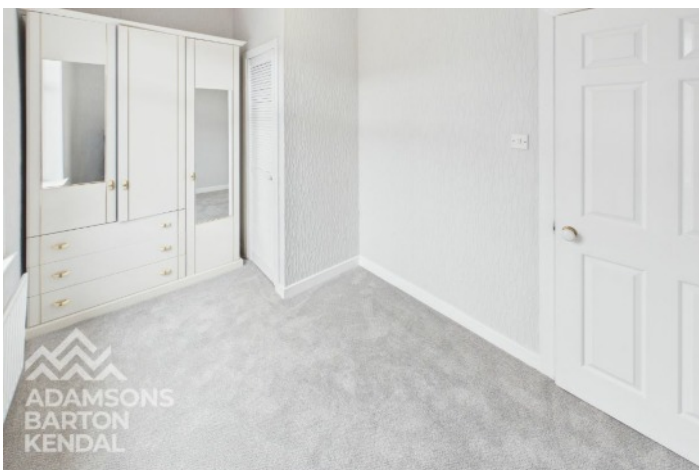
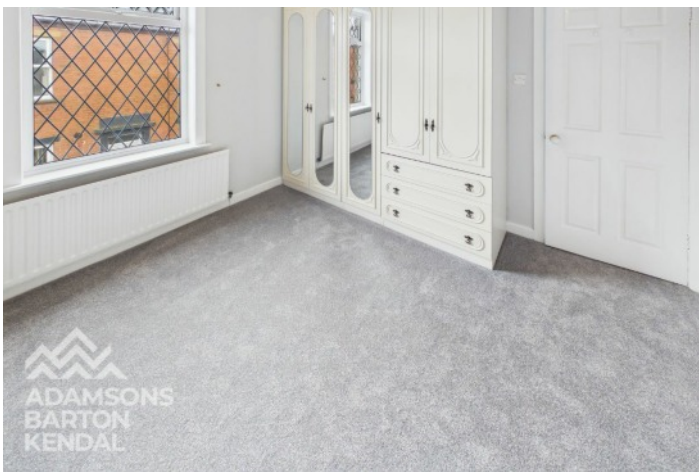
Kitchen - 2.70 x 4.30 metres

First Floor

Master Bedroom - 3.15 x 3.35 metres

Bedroom Two - 3.67 x 2.26 metres

Bathroom - 2.41 x 1.94 metres





Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold - 900 years, expires 2870 - £5 per annum



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