

Darlington Road, Rochdale OL11 2LL

Asking Price £210,000



ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented three-bedroom semi-detached home, occupying a generous corner plot with impressive outdoor space and stylish interiors throughout.

The property benefits from extensive gardens to both the front and rear, with the current owners having thoughtfully landscaped the exterior to a high standard.

A standout feature is the double driveway, something neighbouring homes do not offer, providing ample off-road parking. Positioned in an elevated setting, the home is approached via steps leading to the front door, flanked by beautifully maintained gardens, along with a landscaped seating area to the right—perfect for relaxing outdoors.

Viewing Recommended

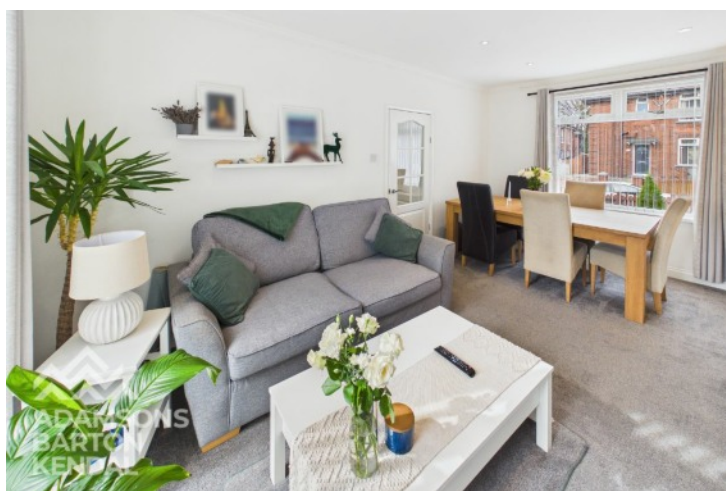
**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk**

Internally, the property offers a spacious and versatile living/dining room, complete with a stylish gas fireplace and patio doors opening out to the rear garden, creating an ideal space for both everyday living and entertaining. The modern kitchen is attractively fitted and features a breakfast bar, integrated oven, hob, and extractor fan, along with a generous under stairs storage cupboard.

Upstairs, the home comprises a well-proportioned master bedroom, a second double bedroom currently utilised as a snug/dressing room, and a third bedroom presently used as a home office. The contemporary family bathroom is fitted with a bath and overhead shower, WC, and wash basin. Additional features include sensor-activated stair lighting for added convenience.

Externally, the rear garden is south-facing and beautifully maintained. The front garden is enhanced by perimeter lighting that creates a lovely evening ambience—ideal for outdoor dining and family enjoyment.

This property makes a fantastic family home and is ideally located close to local schools, amenities, and excellent transport links, including easy access to the motorway network.







Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Freehold

Awaiting Floorplan

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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