

Victoria Street, Rochdale OL12 8PL
Offers in excess of £132,000



ADAMSONS BARTON KENDAL are delighted to present this beautiful two-bedroom terraced home in Whitworth Village. Ideally positioned on a peaceful no-through road, the property benefits from a quiet setting with ample on-street parking. Conveniently located close to a range of scenic countryside walks and well-regarded local schools, including Whitworth High School, this home is perfectly suited to first-time buyers or investors alike.

Viewing Recommended

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

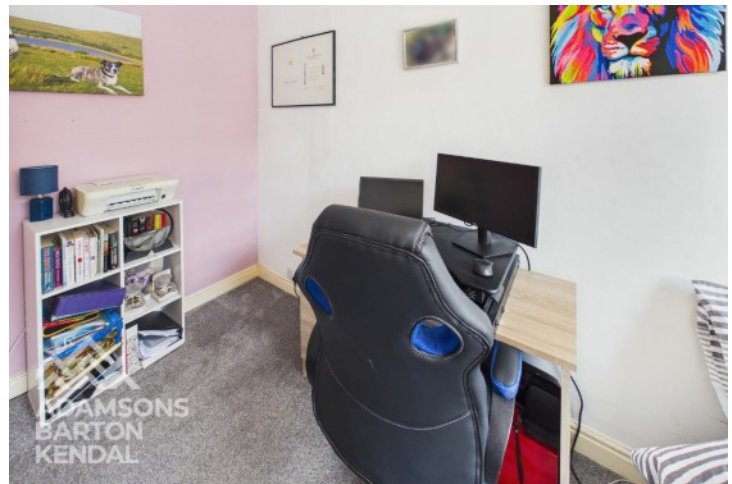
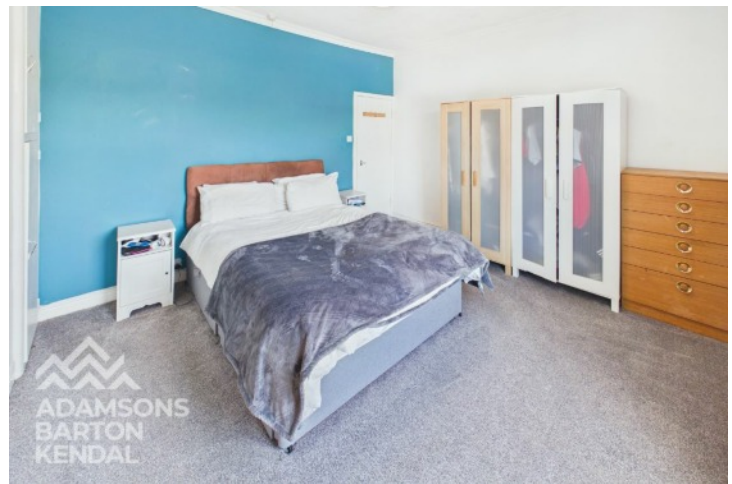
Internally, the property offers a spacious and inviting lounge, a fitted kitchen, a generous master bedroom, and a further double bedroom currently utilised as a home office. The accommodation is completed by a three-piece family bathroom suite, featuring a bath with overhead shower.

Externally, there is a small, low-maintenance yard to the rear.

Beautifully presented throughout, this property represents an excellent starter home opportunity.

Early viewing is highly recommended.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band - A

Energy Performance Cert - C70

Tenure - TBC



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