

**Oldham Road, Rochdale OL11 2AT**

**Offers invited in the region of £215,000**



**ADAMSONS BARTON KENDAL** are delighted to present this beautiful end terraced family home, situated just off Oldham Road in Rochdale. The property is beautifully presented throughout and occupies an elevated position, with ample on-street parking available.

**Viewing Recommended**

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

Internally, the property welcomes you into a spacious yet cosy living room, complete with a charming feature fireplace. This space flows seamlessly into a stunning, well designed kitchen dining area, which boasts a stylish breakfast bar with stools, room for an additional dining table if desired, and space for appliances including a fridge freezer. The kitchen is further enhanced by a large oven, hob, and extractor fan, making it ideal for modern family living. To the rear, a useful utility room—extended by previous owners—provides additional practicality and storage.

To the first floor, there are two generously sized double bedrooms and a contemporary family wet room, comprising a walk-in shower, bath, WC, and sink unit. A separate room houses a staircase leading to the second floor, where you will find a further large double bedroom, offering flexible accommodation.

Externally, the property sits on a substantial plot with excellent potential for further extension (subject to planning). The outdoor space includes a patio area, an elevated lawn, and a decking area—perfect for relaxing and enjoying the sun. Benefiting from a larger plot than neighbouring properties, this home is ideal for young families and is truly turn-key ready.

Conveniently positioned between Rochdale town centre and Royton town centre, the property is located on a popular bus route and is close to local amenities, well-regarded schools, and Tandle Hill Country Park.

Early viewing is highly recommended.







## Additional Information

Council Tax Band - A  
 Energy Performance Cert - TBC  
 Tenure - TBC



w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto: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 1<sup>st</sup> 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