



**Oldham Road
Rochdale OL16 4PA
Offers invited in the region of £320,000**

Adamsons Barton Kendal are delighted to present this beautifully presented and extended three-bedroom semi-detached family home, situated in a popular and convenient location. Renovated by the current owners and finished to a fantastic standard, this superb property offers spacious and versatile accommodation, making it an ideal turn-key opportunity for growing families looking for a home ready to move straight into.

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The location is particularly appealing, with both Rochdale and Royton town centres within easy reach, providing a wide range of shops, amenities and leisure facilities. Excellent public transport links are available literally on the doorstep, with a nearby bus stop offering convenient connections for commuters. The property is also well placed for a number of popular local schools, including St Cuthbert's and Sandbrook Primary School. For those who enjoy the outdoors, Tandle Hill Country Park and Balderstone Park are also close by, offering fantastic opportunities for walks and family days out.

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Internally, the property offers a generous and well-thought-out layout, briefly comprising an entrance hallway, a comfortable lounge, a large second reception room, a convenient downstairs WC and an impressive extended kitchen area, providing an excellent space for everyday family life and entertaining. To the first floor, there are two well-proportioned double bedrooms, a further single bedroom and a modern three-piece family bathroom.

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Externally, the property continues to impress, with ample off-street parking provided by a block-paved driveway to the front and side, comfortably accommodating over three vehicles. To the rear, there is a pleasant family garden featuring stone-walled planting beds, offering a lovely space to relax and enjoy the warmer months.

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A further standout feature is the generous outhouse, which benefits from a wet room and a substantial additional space. This versatile area offers excellent potential for a variety of uses, whether as a home office, hobby room, additional living space or a bedroom, subject to any necessary permissions and requirements.

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ACCOMMODATION

(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

Living Room - 3.65 x 3.17 metres

Well-presented lounge featuring gloss laminate flooring and a bay window fitted with vertical blinds

2nd Reception Room - 5.32 x 4.20 metres

Spacious second reception room featuring gloss laminate flooring, inset spotlights and vertical blinds, providing a versatile space for family living.

Kitchen - 2.06 x 5.07 metres

Impressive extended kitchen, beautifully fitted with a range of units, laminate worktops and matching tiled splashbacks. Features include tiled flooring, LED spotlights, an integrated Lamona oven, an additional large gas oven, five-ring gas hob, extractor fan and practical pull-out cupboards. The boiler is also housed within the kitchen.

Hallway - 1.57 x 5.30 metres

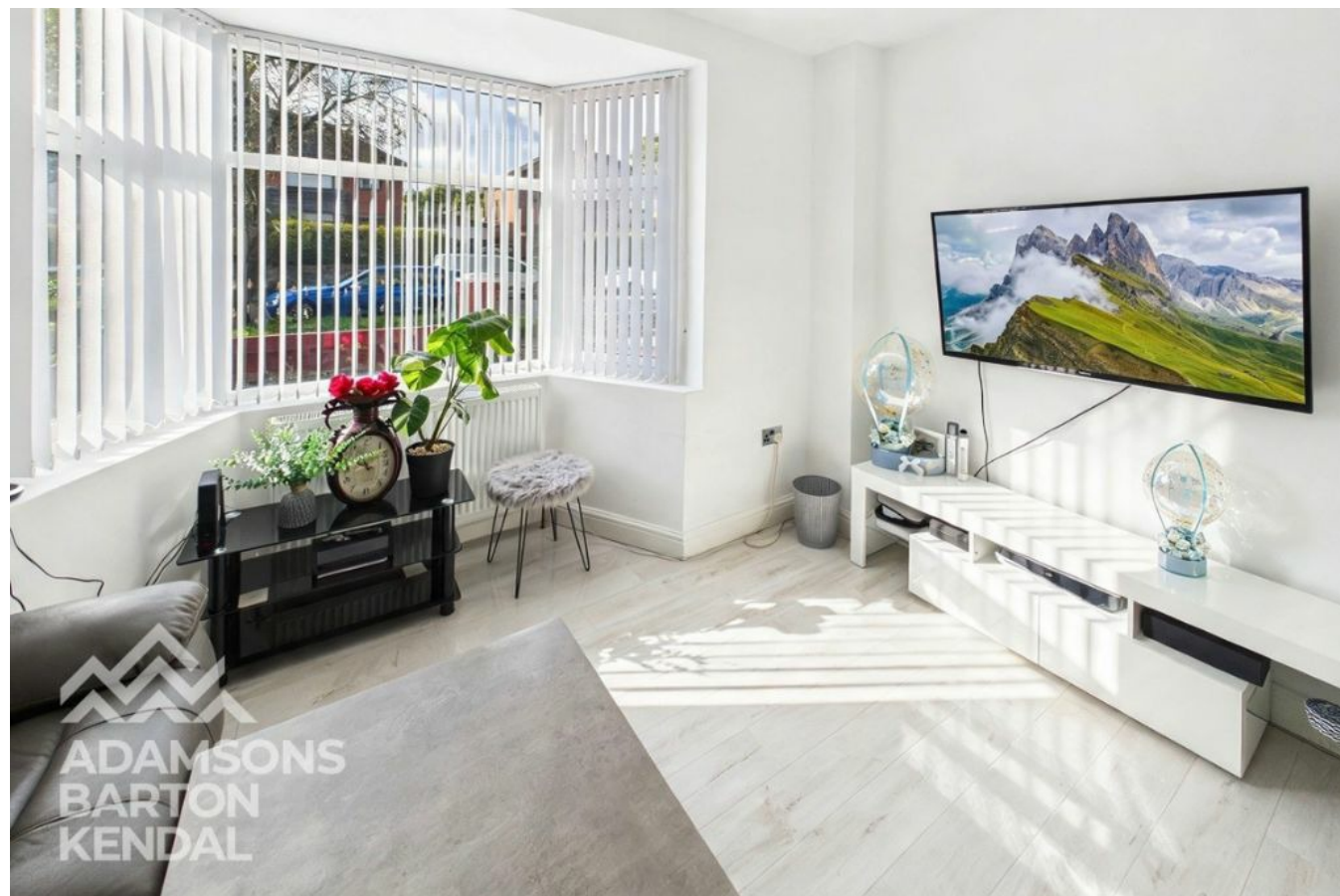
Spacious entrance hallway featuring gloss laminate flooring and useful under-stairs storage.

WC - 0.62 x 1.61 metres

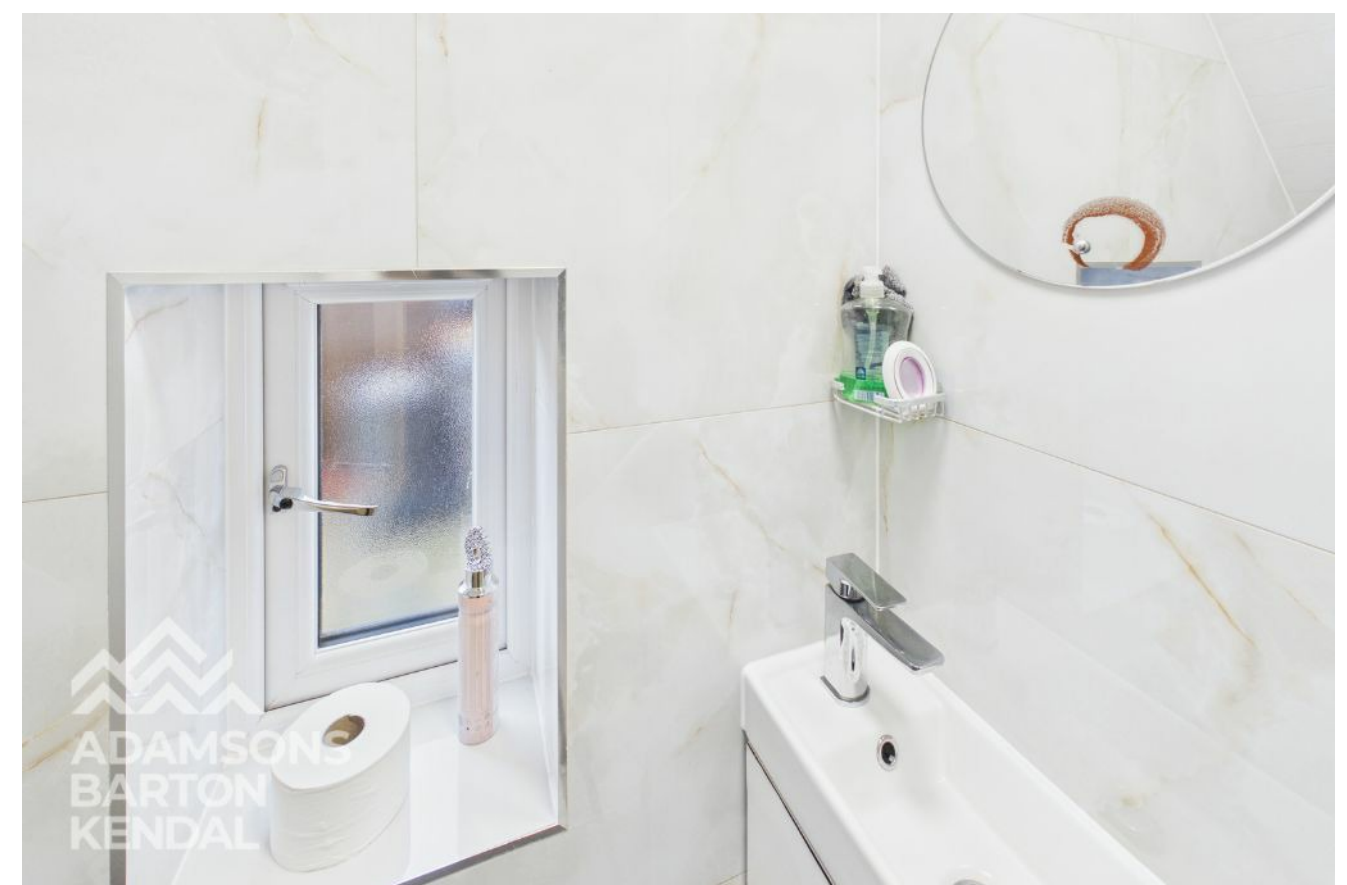
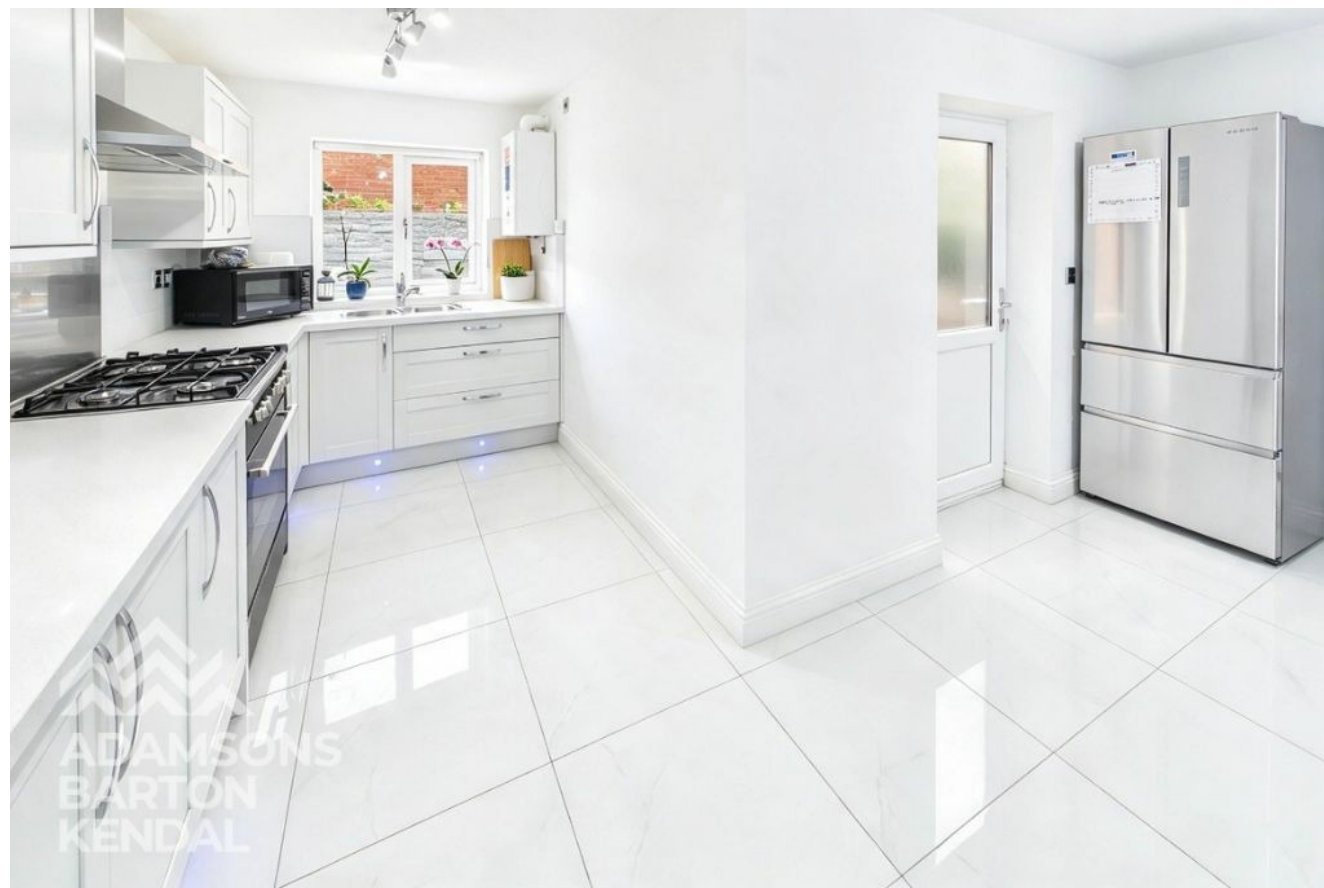
Convenient downstairs WC featuring a white gloss freestanding vanity unit, marble-effect gloss wall tiles and a small frosted UPVC window.



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First Floor

Bedroom 1 - 3.26 x 3.91 metres

Well-proportioned bedroom featuring carpeted flooring and a bay window fitted with vertical blinds, allowing plenty of natural light.

Bedroom 2 - 3.57 x 3.04 metres

Good-sized double bedroom featuring carpeted flooring and a ceiling fan.

Bedroom 3 - 1.94 x 2.78 metres

Single bedroom featuring carpeted flooring and a ceiling fan.

Bathroom - 1.82 x 1.82 metres

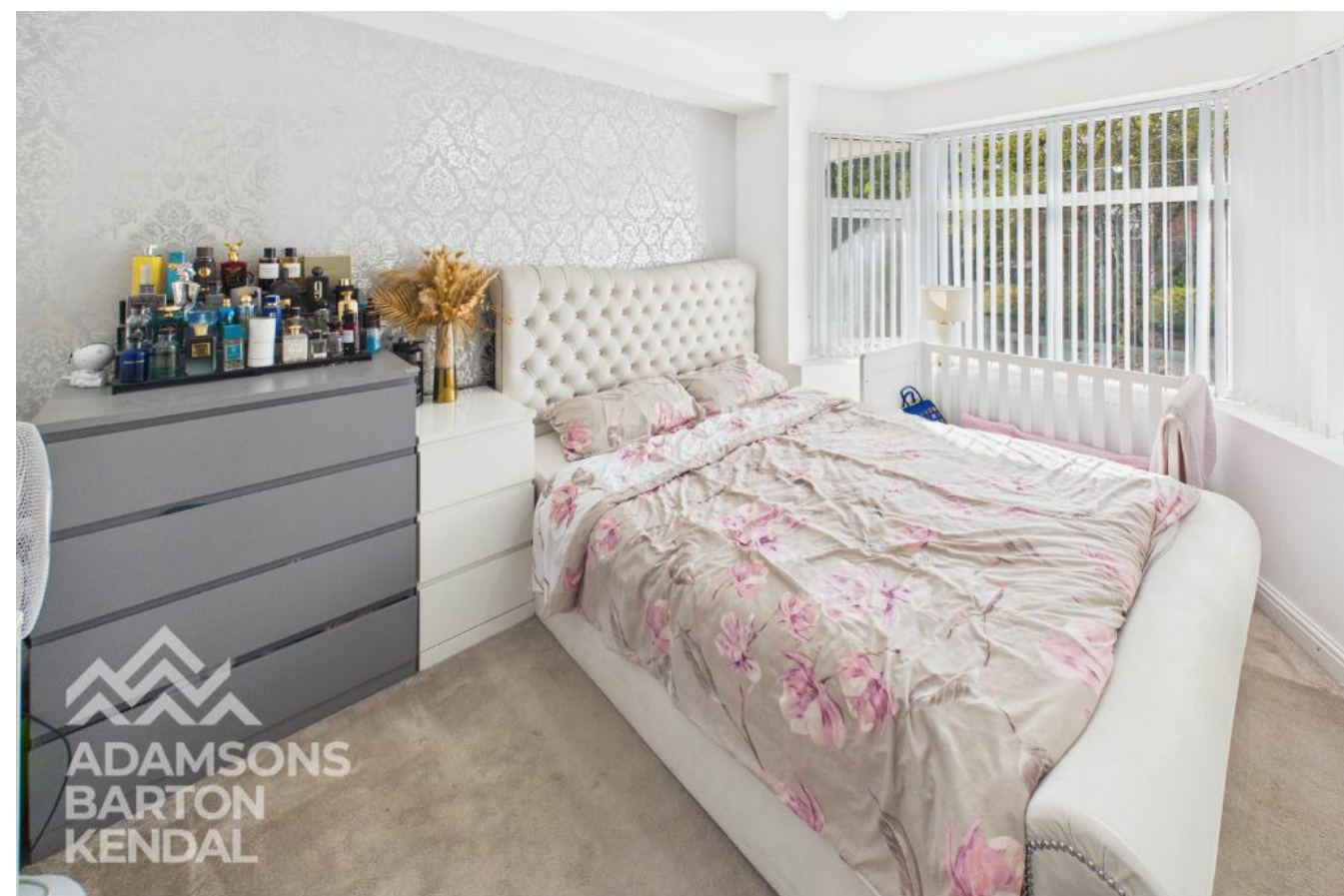
Family bathroom comprising a corner shower cubicle with glass sliding doors, WC and vanity sink unit. Finished with tiled walls, vinyl flooring, a heated towel rail and extractor fan.

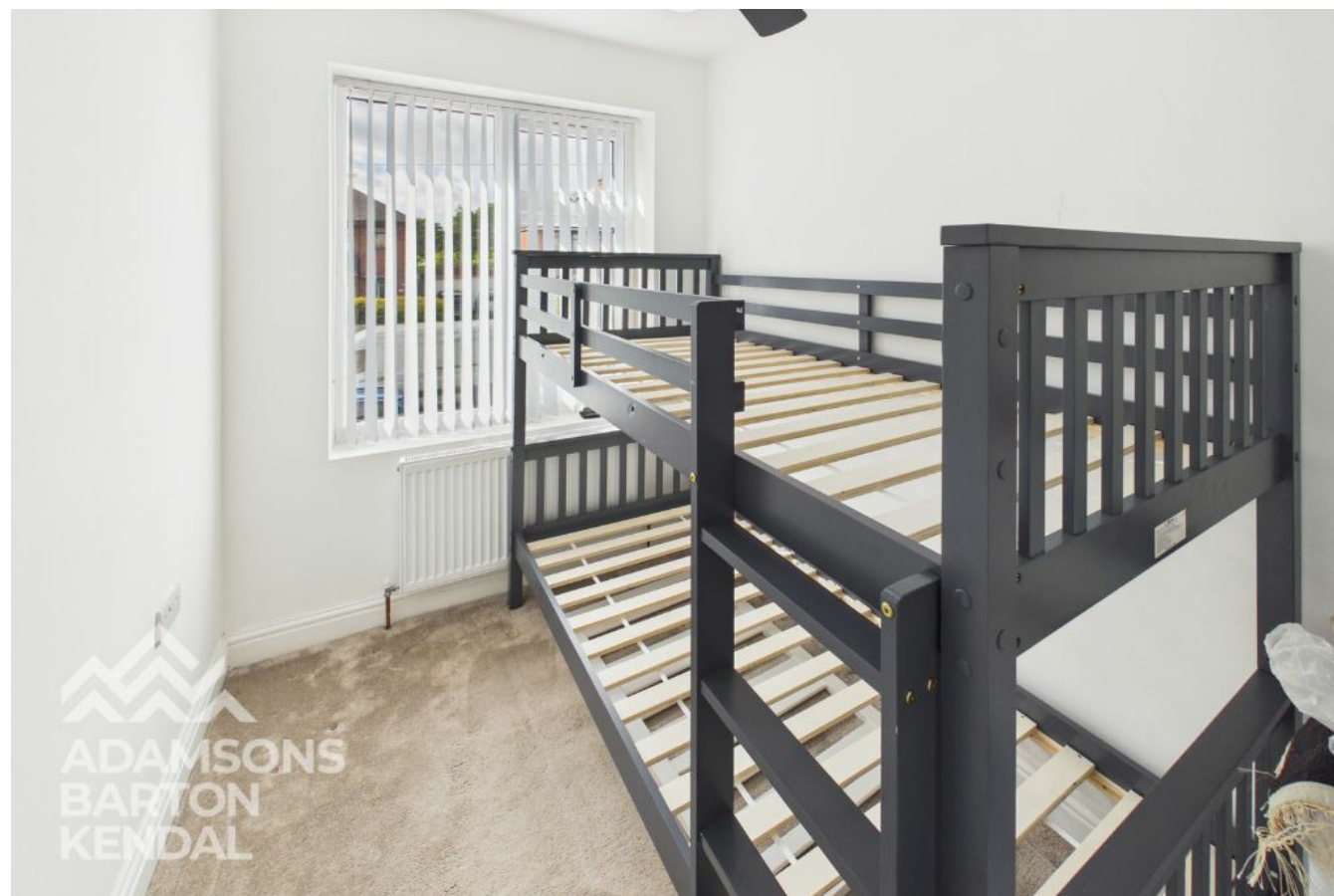
Landing - 0.96 x 2.15 metres

Carpeted first-floor landing providing access to the bedrooms and family bathroom.

Outhouse - 2.49 x 3.23 metres

Versatile outbuilding featuring laminate flooring and a modern three-piece wet room, finished with tiled flooring, marble-effect wall tiles, a white vanity unit and a dual shower head. Ideal for use as a home office, additional living space or hobby room.





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Council Tax Band

Band B

Energy Performance Certificate

E51

Tenure

Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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