

Rochdale Road, Rochdale OL16 3BD
Offers in the region of £199,995
Council Tax Band C



ADAMSONS BARTON KENDAL are pleased to introduce this spacious, and immaculately presented three-bedroom end-of-terrace home, offering over 1,000 square feet of versatile living space. Situated in a highly convenient location, this property is ideal for first time buyers or families in search of generous and well presented accommodation.

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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).

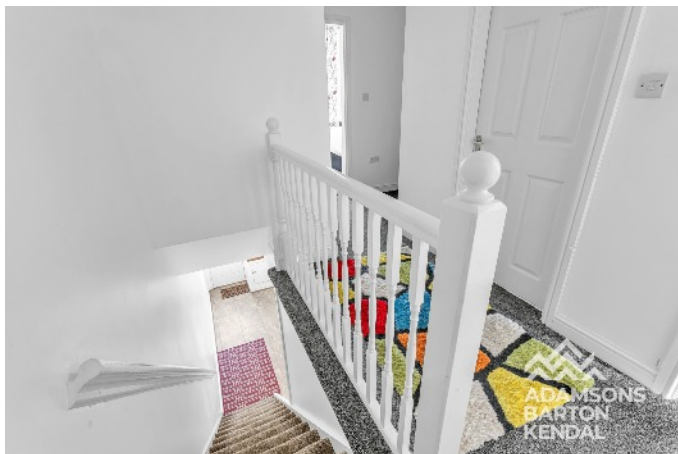
Inside, the home features three double bedrooms and a beautifully designed modern dining kitchen complete with an island—perfect for hosting and everyday living. The interiors are finished to an excellent standard, with high quality fixtures and fittings throughout.

Additional space is provided by two vaulted cellar rooms, offering excellent storage options, while a double garage offers added convenience.

The property includes a good sized family bathroom, as well as two en-suite shower rooms.

With excellent transport links and local amenities nearby, this home offers an outstanding opportunity for buyers seeking space, style, and location. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





ADDITIONAL INFORMATION

Total Floor Area: 1,140 ft² / 106 m²

Plot Size: 0.06 acres (2 plots)

Council: Rochdale (Band C – Approx £2,071/year)

EPC Rating: D

Leasehold: 999 years from 1 November 1852

Lease Term Remaining: 827 years

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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