

Ashfield Road, Deeplish OL11 1PY

Asking Price £260,000



Adamsons Barton Kendal are delighted to present this 3 bedroom end terraced home in an elevated position located in the popular residential area of Deeplish. The property is in a great location within a short walking distance of all local amenities including shops, restaurants, takeaways, the local Mosque and Rochdale Railway Station and Tram Stop.

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This property offers a great opportunity for first time buyers/ small families to put their own stamp on and make a home. Unlike any other neighbouring properties, it comes with a strip of land which provides off street parking for up to 5 cars. There is also a large garden to the rear featuring a paved patio area and a lawn which provides a perfect space for families with small children to play. The property is on a unique large corner plot which is elevated from the main road offering privacy and security.

The accommodation briefly compromises of an entrance hallway, 2 spacious reception rooms, a fitted kitchen, 2 generous double bedrooms , a further single bedroom and a 3 piece bathroom suite.

Early viewing is highly recommended to appreciate the potential this home has to offer.

Ground Floor

Lounge : 3.56m x 3.12m

A large family room featuring a stylish bay window.

2nd Reception : 3.63m x 3.92m

A further reception room with access through patio doors into the rear garden.

Kitchen : 2.09m x 4.84m

A fitted kitchen suite featuring a new cooker which was fitted in October 2025, the boiler is also housed in here and has a full service history.

Hallway: 1.81m x 4.30m

A spacious entrance hallway with understairs storage.

First Floor

Landing: 1.24m x 1.74m

Bedroom 1: 3.66m x 3.92m

A generous double bedroom overlooking the rear garden.

Bedroom 2: 3.65m x 3.13m

Another generous double bedroom.

Bedroom 3: 2.13m x 3.12m

A single bedroom which would make a great office or nursery.

Bathroom: 2.13m x 2.13m

A 3 piece suite featuring a bath, over head shower, sink and toilet.



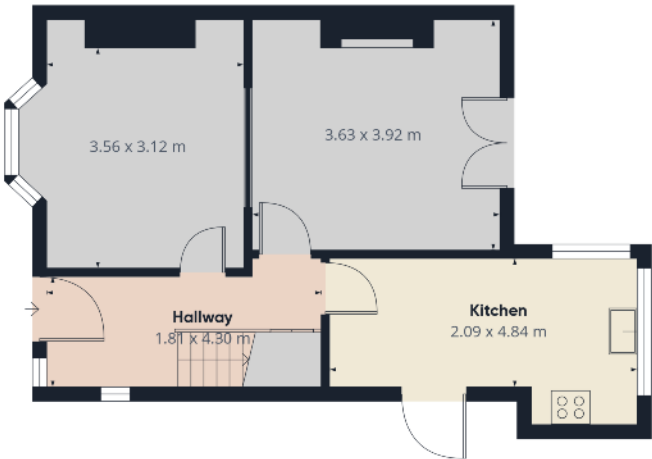
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

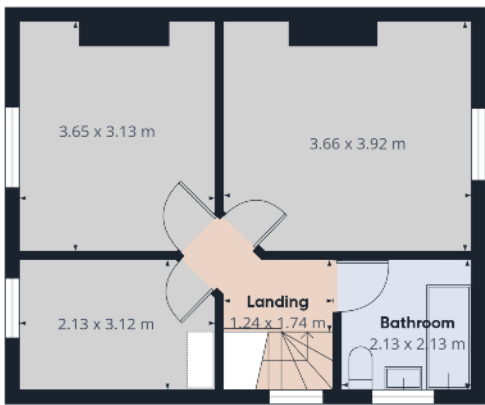
Council Tax Band - A

Energy Performance Cert - D58

Tenure - TBC



Floor 0



Floor 1



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