ADAMSONS BARTON KENDAL

Bolton Road, Rochdale OL11 4QX

Offers in the region of £135,000



ADAMSONS BARTON KENDAL are delighted to introduce this three-bedroom extended mid-terraced home, ideally located on Bolton Road in the popular residential area of Marland. The property is conveniently positioned within easy reach of a range of local amenities, including Sandbrook Park with its selection of popular restaurants, whilst Rochdale town centre is just a short distance away, offering the Riverside Shopping Centre, Rochdale Leisure Centre and a variety of shops, bars and restaurants. Heywood town centre is also easily accessible, along with excellent motorway links providing convenient access to Manchester and surrounding areas.

Viewing Recommended

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

Offering excellent potential throughout, the property presents a fantastic opportunity for first-time buyers or those looking to put their own stamp on a home, with scope to modernise and personalise to their own taste.

Internally, the accommodation briefly comprises an entrance vestibule, a lounge, a kitchen/diner and a convenient ground-floor shower room. To the first floor are three bedrooms.

Externally, the property benefits from a paved yard to the rear, providing a low-maintenance outdoor space, whilst on-street parking is available to the front.

An excellent opportunity to acquire a three-bedroom home in a convenient and well-connected location. Early viewing is highly recommended.

ACCOMMODATION

Ground Floor

Entrance Vestibule - 1.23 x 1.05 metres
Tiled flooring, coat hooks, frosted glass window and entrance door with frosted glass panels.

Lounge - 4.25 x 4.24 metres
Carpeted flooring, gas fireplace, decorative wall arches and built-in storage unit.

Kitchen - 2.40 x 4.19 metres
Tiled flooring and splash back, fitted wall and base units, integrated gas hob with extractor fan above and window fitted with vertical blinds.

Shower Room -2.05 x 1.82 metres
Tiled flooring and walls, corner shower enclosure with sliding glass doors, WC, wash hand basin and frosted glass window.

First Floor

Master Bedroom - 2.53 x 3.75 metres
Carpeted flooring, fitted wardrobes and built-in desk with drawer units to either side, providing ample storage and workspace.

Bedroom Two - 2.41 x 1.94 metres
A cleverly designed, space-saving bedroom featuring extensive fitted wardrobes and storage cupboards, together with a raised sleeping area positioned above a practical built-in corner desk, making excellent use of the available space.

Bedroom Three - 2.41 x 2.27 metres
Another cleverly designed bedroom offering a space-saving layout with an elevated sleeping area, fitted wardrobes and storage cupboards, together with a built-in desk and shelving beneath, maximising the available floor space.

Externally

To the rear is an enclosed, paved yard providing a low-maintenance outdoor space, whilst on-street parking is available to the front of the property.


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Additional Information

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

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT **per buyer** is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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