ADAMSONS BARTON KENDAL

Edenfield Road
Rochdale OL11 5AA
OFFERS INVITED IN THE REGION OF £295,000

Adamsons Barton Kendal are delighted to present to the market this immaculately presented and beautifully renovated three bedroom semi detached family home, occupying a highly sought after location and offering stylish, turn -key accommodation throughout.

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Having been fully renovated to a high standard, the property is presented in excellent condition with a tasteful and modern aesthetic, complemented by high - quality fixtures and fittings throughout. With no work required , this is an ideal opportunity for buyers looking for a genuine turn - key family home.

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The property has previously been extended, creating an impressive amount of living space and making it particularly well suited to modern family life. Ideally positioned for a range of local amenities, the property is conveniently situated close to Meanwood Primary School, Little Steps Nursery and Shutters day nursery, whilst excellent motorway links are also easily accessible. A bus stop is located just a stone's throw away, with a variety of shops, restaurants and other everyday amenities all within easy reach.

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The accommodation briefly comprises an entrance porch, welcoming entrance hall, two reception rooms, dining room, modern kitchen with pantry, two generously proportioned bedrooms, a further single bedroom and a contemporary four - piece family bathroom suite.

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Externally, the property benefits from off street parking via a block paved driveway. To the rear is a low- maintenance landscaped garden featuring artificial grass and an Indian stone patio, offering excellent outdoor space for families to enjoy. There is also potential for further extension, subject to the necessary planning permissions and consents.

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A particular highlight of the property is the versatile detached outbuilding, currently utilised as a home office. Fully insulated, heated and benefiting from electricity and hard - wired Internet, this is an exceptional additional space for those working from home, running a business , or requiring a dedicated study, gym or hobby room. To the rear of the out building is an additional storage room, providing further practical space.

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Overall, this is a fantastic family home in a highly desirable location, offering generous accommodation, stylish modern presentation, excellent outdoor space and a superb home working facility. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

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Ground Floor

Living Room 1 - 3.59 x 4.19 metres
A beautifully presented front living room featuring a stylish media wall with a granite gas fireplace, elegant chandelier , plush carpeting, Venetian blinds creating a warm and sophisticated living space.

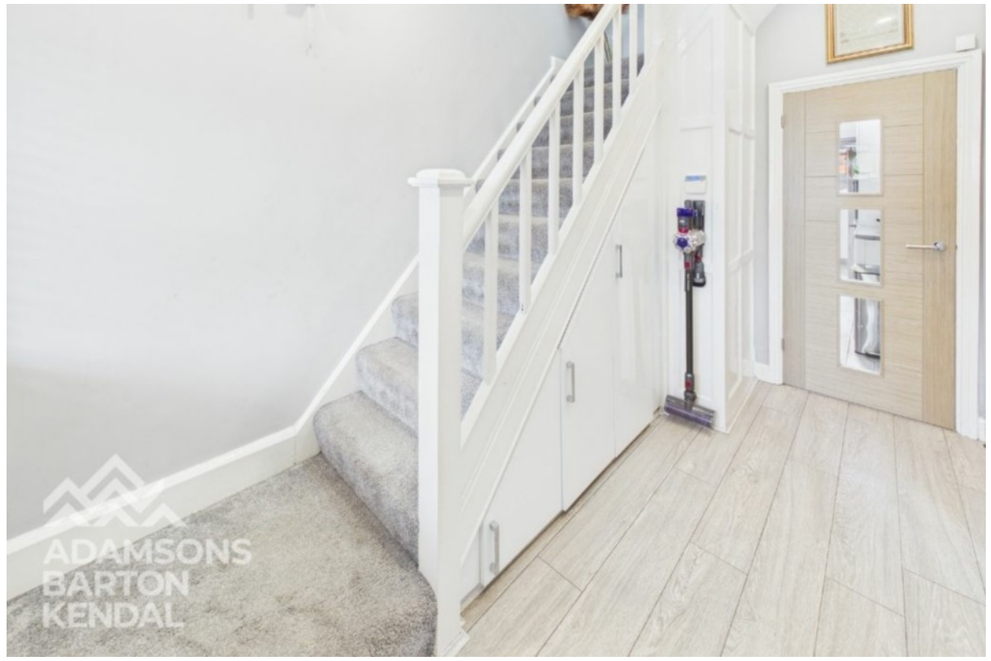
Living Room 2 - 3.63 x 3.66 metres
A beautifully presented second living room featuring a stunning limestone gas fireplace, fitted shelving units and brand new carpeting. An attractive archway with steps leads down into the dining room, a lovely sense of space and flow.

Dining Room - 3.44 x 2.54 metres
A bright and spacious dining room featuring stylish laminate flooring, an elegant chandelier and impressive multi pane patio doors with large glass panels either side, creating a light and inviting space.

Kitchen - 2.23 x 5.22 metres
A stylish and well appointed kitchen featuring tiled flooring, aluminium blinds and sleek quartz worktops. The kitchen benefits from integrated bosh appliances including a washing machine and dishwasher, alongside a NEFF gas hob, extractor fan, slide and hide oven , grill and microwave. A useful pantry/ utility room with fitted shelving provides excellent additional storage, complemented by a modern vertical radiator.

Hallway: 1.43 x 3.66 metres
A welcoming entrance hallway featuring laminate flooring, useful under stairs storage, Venetian blinds and a stylish composite front door.

Porch - 2.16 x 1.02 metres
A charming entrance porch, accessed through a characterful arched doorway, featuring tiled flooring and retaining the period charm of this pre war property.



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First Floor

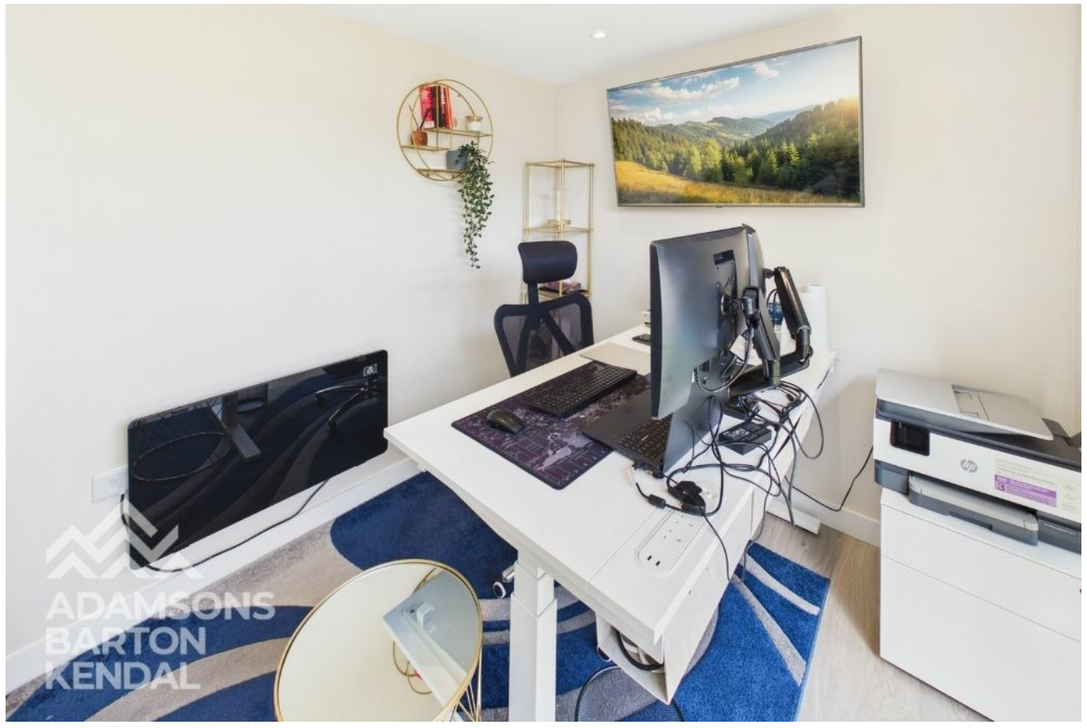
Master Bedroom - 2.80 x 3.62 metres
A spacious master bedroom featuring sliding mirrored fitted wardrobes, Venetian blinds, brand new carpeting and stylish fitted shelving above the bed providing both practicality and a contemporary finish.

2nd Bedroom - 3.63 x 3.66 metres
A generous double bedroom overlooking the rear garden, featuring Venetian blinds, brand new carpeting, and fitted wardrobes framing the central feature wall, providing excellent storage.

Bedroom 3 - 2.27 x 2.64 metres
A well presented single bedroom featuring brand new carpeting and Venetian blinds, creating a bright and comfortable space.

Bathroom - 2.25 x 2.43 metres
A stylish modern four piece bathroom suite featuring a separate walk in shower with a glass screen, chrome framing and rainfall shower head, alongside a freestanding bath with chrome mixer taps, WC and a ceramic vanity sink unit with an LED mirror. Further benefits include tiled walls, with two windows.

Landing - 0.81 x 2.83 metres



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

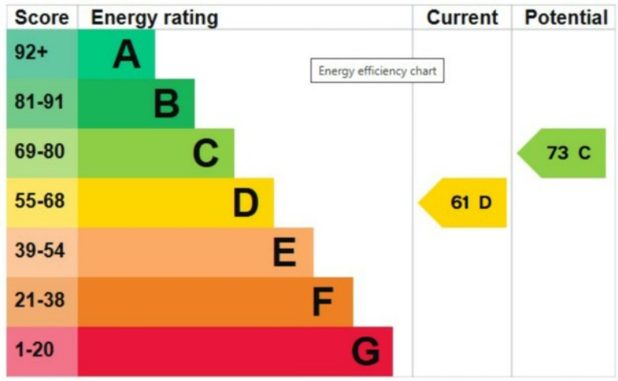
Leasehold

Council Tax Band

Band C

Energy Performance Certificate

D61



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