

Bentmeadows, Cronkeyshaw OL12 6HZ

Asking Price £145,000



ADAMSONS BARTON KENDAL are delighted to present this attractive two bedroom mid terraced home, situated on a peaceful and private road, tucked away from the hustle and bustle yet conveniently located for Rochdale Town Centre and a wide range of local amenities.

Viewing Recommended

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

The property enjoys an excellent location, with countryside walks right on the doorstep, including the popular Syke common, whilst a selection of well served bus routes are also within easy reach. Rochdale town centre is just a short walk away, providing access to the Riverside Shopping Centre, Rochdale leisure centre , local shops, cafe's and a range of other amenities.

The property also benefits from a designated parking space to the front and is fitted with electric heating throughout.

Internally, the accommodation briefly comprises an entrance vestibule, lounge, fitted kitchen, two double bedrooms and a three piece shower room.

Externally, the property boasts a larger than average garden for the area, providing a particularly useful and attractive outdoor space. The garden features a paved patio area leading to an elevated stone paved pathway and a small rectangular lawn. To the rear is a large storage shed, together with additional storage space beyond.

Offering a combination of town centre living, easy access to open countryside and a generous rear garden, this property is sure to appeal to a variety of buyers.

Ground Floor

Living Room - 4.26 x 5.04 metres

A cosy reception room featuring exposed beams, a multi fuel log burner and carpeted.

Kitchen - 1.91 x 4.05 metres

A fitted kitchen featuring laminate flooring, wooden worktops including a handy breakfast bar tiled walls and an integrated gas hob, extractor fan , oven and microwave.

Entrance - 1.48 x 1.12 metres

A welcoming entrance vestibule with coat hooks, carpets and a frosted glass door leading into the lounge.

First Floor

Bedroom 1 - 2.97 x 5.02 metres

A generous master bedroom with made to fit wardrobes, carpets and attractive sloped ceilings.

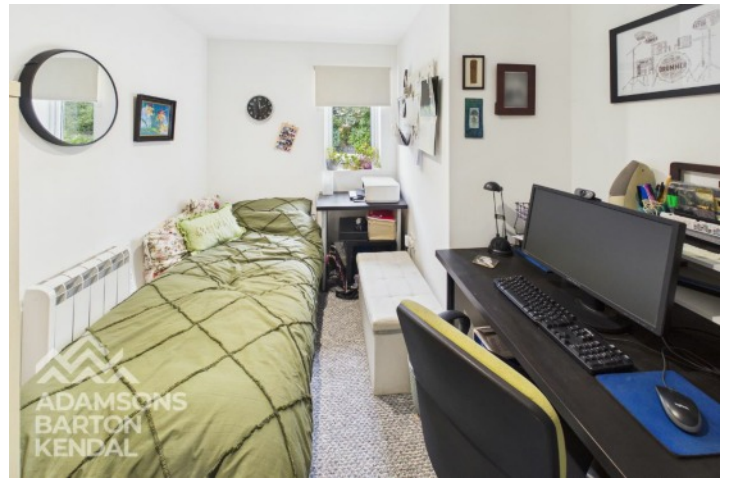
Bedroom 2 - 3.22 x 2.52 metres

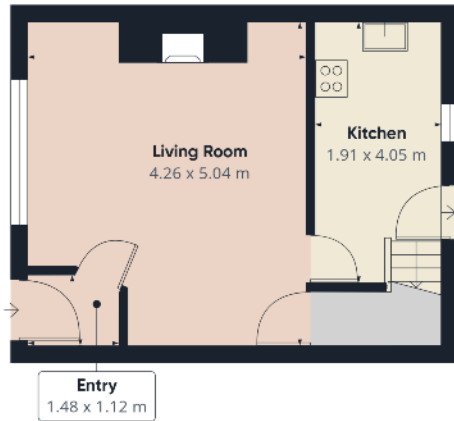
A further double room featuring carpets, a roller blind, built in shelves and storage for the water heater.

Bathroom - 1.48 x 2.12 metres

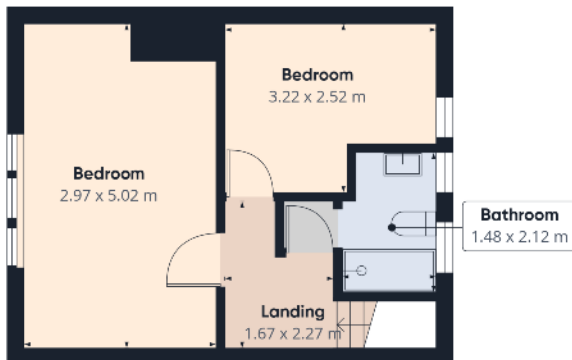
A modern 3 piece shower room featuring a large enclosed shower cubicle with glass sliding doors, a dual head electric shower, vanity sink unit, a wall mounted towel rail, WC and lino flooring.

Landing - 1.67 x 2.27 metres





Floor 0



Floor 1

Approximate total area⁽¹⁾
57.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold

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