







ADAMSONS BARTON KENDAL

Brookdale
Rochdale OL12 0UY
OFFERS IN THE REGION OF £310,000

ADAMSOMS BARTON KENDAL are delighted to bring to the market this wonderful, extended 3 bedroomed detached family home, situated at the end of a cul-de-sac, enjoying fabulous views to the rear and within a short drive to Rochdale centre, with all it's amenities.

The property provides extremely well presented accommodation with quality fixtures and fittings throughout, a gas fired central heating system and double glazed windows. There are 3 reception rooms and an extended fitted kitchen and 3 bedrooms and a wet room at first floor level.

The property is set in gardens to front and rear with a side driveway providing off street parking and there is a rear garage although it can only be used for storage as there is no access.

This wonderful property is offered for sale with vacant possession with no chain and early viewing comes highly recommended.

<u>VACANT POSSESSION AVAILABLE - NO CHAIN</u>





Brookdale, Rochdale OL12 0UY





Ground Floor

ENTRANCE HALL

LOUNGE - 4.1 x 3.8 metres reducing to 3.2 metres - A wonderful, well presented, bright main reception room with feature fireplace with electric fire, decorative covings to ceiling, storage cupboard under the stairs

Rear DINING ROOM - 3.2 x 2.5 metres - Laminate flooring, double glazed sliding doors leading into the Sun Lounge

SUN LOUNGE - 4.1 x 2.7 metres - Laminate flooring

KITCHEN - 4.2 x 3.0 metres - 1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in double oven, 5 ring hob and extractor hood, integrated dishwasher, tumble dryer and tiled floor (there is a free standing washing machine an an American style fridge/freezer (which may be available by separate negotiation).

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First Floor

LANDING

MASTER BEDROOM - 3.9 x 2.6 metres
A range of fitted wardrobes and bedroom furniture, laminate flooring

BEDROOM TWO - 2.9 x 2.8 metres
Fitted wardrobes and laminate flooring

BEDROOM THREE - 2.9 x 2.1 metres

BATHROOM - 1.8 x 1.9 metres
The bathroom has been converted into wet room with shower, low level wc, wash hand basin and tiled walls



Externally

The property is accessed via a front resin driveway which leads to a carport and there are gardens to both front and rear.

There is a garage in the rear garden area which is utilised for storage purposes, but cannot be accessed with a vehicle due to the extension.









Tenure

Freehold

Council Tax Band

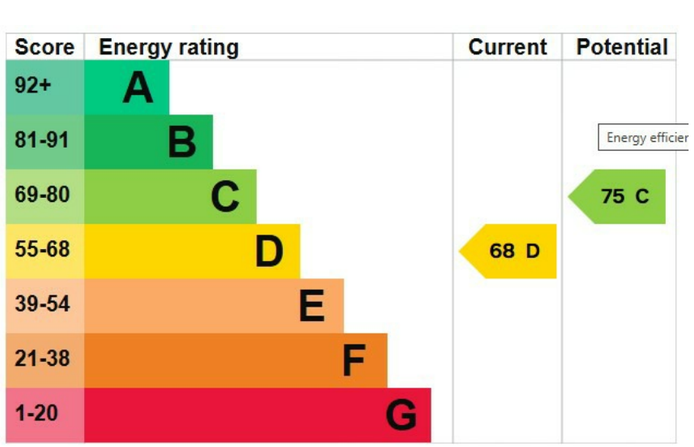
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Energy Performance Rating

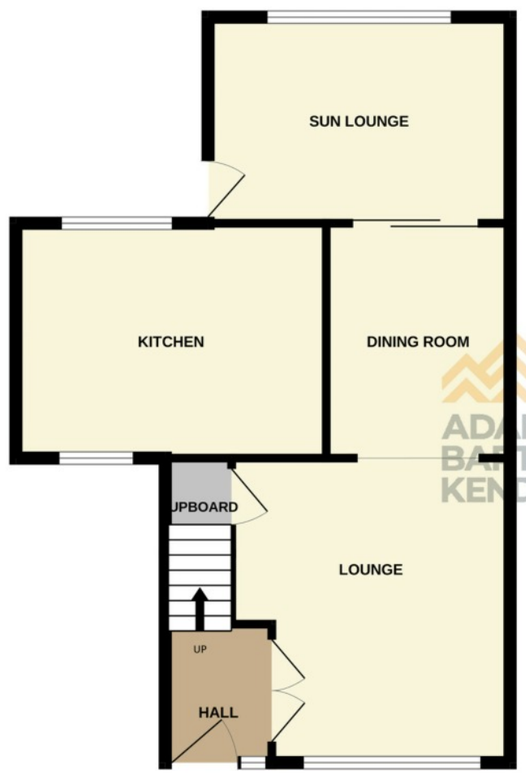
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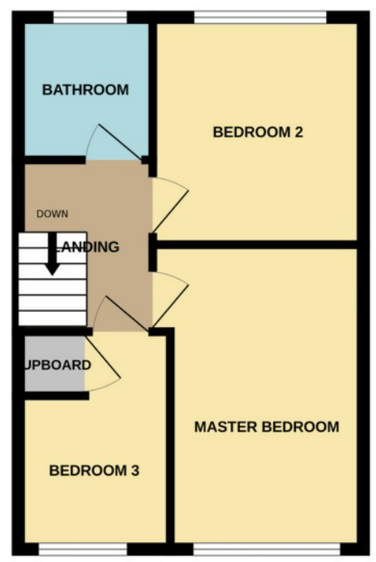
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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(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.

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