ADAMSONS BARTON KENDAL

Craiglands, Balderstone, Rochdale OL16 4RD

Asking Price £295,000

ADAMSONS BARTON KENDAL are delighted to present this exceptionally spacious four-bedroom extended semi-detached family home, situated on the ever-popular Craiglands Estate in the sought-after Balderstone area of Rochdale. Occupying a generous plot, this well-maintained property offers fantastic living space throughout and presents an excellent opportunity for buyers looking to create their ideal family home. While the property would benefit from a degree of updating and modernisation, it has been lovingly cared for by the current owners and offers enormous potential.

Viewing Highly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

Upon entering, a large and welcoming entrance hallway provides access to the main living accommodation. The impressive through lounge and dining room creates a wonderful family and entertaining space, with the rooms flowing seamlessly into one another and benefiting from a partial glazed divide, allowing for an open-plan feel whilst retaining individual character. The fitted kitchen is equipped with integrated ovens and a dishwasher and provides access to the integral garage extension.

To the first floor, the property boasts four well-proportioned bedrooms. The extension above the garage has created an additional spacious bedroom, whilst the generous master bedroom, further double bedroom and versatile single bedroom offer flexible accommodation suitable for growing families. The single bedroom is currently utilised as a home office but would also make an ideal nursery or child's bedroom. Completing the accommodation is a spacious four-piece family bathroom suite.

The integral extended garage has been cleverly adapted to provide three separate areas, including a useful downstairs WC, additional storage space and a practical utility room to the rear with direct access to the garden.

To the front of the property is a driveway providing off-road parking, alongside a lawned garden which enhances the home's kerb appeal. To the rear, there is a generous family-friendly garden featuring a substantial lawned area and a patio seating space, ideal for outdoor entertaining, children's play and family enjoy

Ideally positioned close to a range of local amenities including highly regarded schools, shops, restaurants and supermarkets, the property is also within easy reach of popular bus routes and motorway networks, making it an excellent choice for commuters and families alike.

Lovingly maintained by the current owners, this attractive home presents an excellent opportunity for first-time buyers, young families, or investors seeking a property in a highly sought-after residential location.

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Floorplan

Additional Information

Council Tax Band - D
Energy Performance Cert - TBC
Tenure - TBC

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