

Charlotte Street, Rochdale OL16 4TJ
Offers invited in excess of £145,000



ADAMSONS BARTON KENDAL are delighted to present this 2 bedroom end-terrace property, ideally located within close proximity to both Rochdale and Oldham town centres. Occupying a generous plot, the property offers fantastic potential for a double-storey extension (subject to the necessary planning permission), making it an exciting opportunity for buyers looking to add value.

Viewing Recommended

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

Internally, the home requires a degree of modernisation, making it an ideal purchase for investors or first-time buyers wishing to put their own stamp on a property.

The accommodation briefly comprises a handy entrance vestibule leading into a spacious lounge, followed by a large kitchen diner. There is also a useful storage cellar providing additional space. To the first floor, the property offers a generous master bedroom, a three-piece bathroom suite with bath and overhead shower, and a second double bedroom.

Externally, the property benefits from a rear yard and gardens to the side which, with some maintenance and landscaping, could become an excellent outdoor space. On-street parking is available to the front.

Conveniently located close to local amenities, schools, and bus routes, this property offers excellent potential and viewing is highly recommended to appreciate the opportunity on offer.







Additional Information

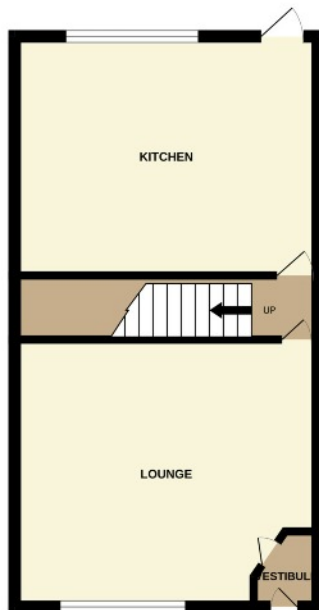
Council Tax Band - A

Energy Performance Cert - TBC

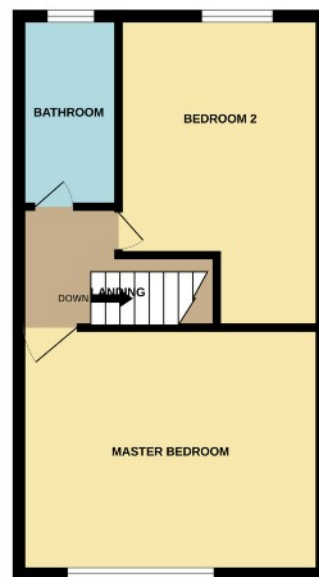
Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



ADAMSONS
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KENDAL

TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.

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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