

Crown Street, Rochdale OL16 5LQ

Offers invited in the region of £135,000



ADAMSONS BARTON KENDAL are pleased to present this beautiful recently renovated 2-bedroom terraced home in Rochdale. Ideally positioned close to local amenities, reputable schools, restaurants, and just a short distance from Rochdale town centre, this property offers stylish and convenient living throughout. The property has been recently refurbished and benefits from brand new carpets throughout.

Viewing Recommended

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

Internally, the accommodation briefly comprises a spacious and welcoming lounge, along with a stylish modern fitted kitchen complete with an integrated oven.

To the first floor, you will find a generously sized master double bedroom, a further single bedroom, and a contemporary 3-piece family bathroom suite featuring a bath with shower over, wash basin, and WC.

Externally, the property boasts a well-maintained rear yard and benefits from ample on-street parking to the front.

This home would make an ideal purchase for first-time buyers or investors alike and early viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

ACCOMMODATION

Ground Floor

LOUNGE - 3.88 x 4.32 metres

KITCHEN - 2.69 x 3.54 metres

First Floor

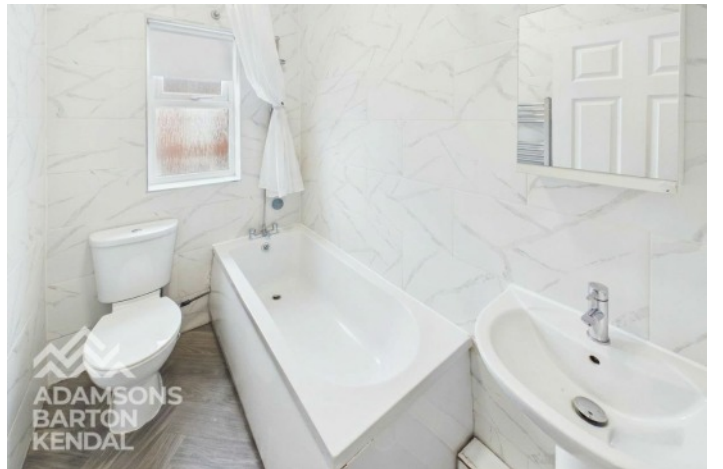
LANDING

MASTER BEDROOM - 3.48 x 4.38 metres

BEDROOM TWO - 3.18 x 1.94 metres

BATHROOM - 2.32 x 3.54 metres





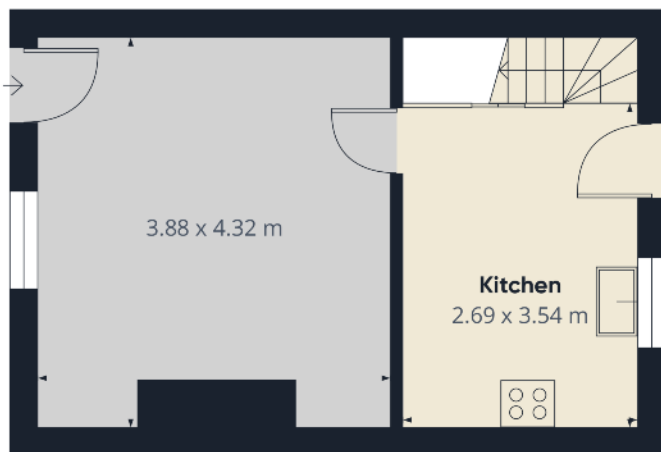
Additional Information

Council Tax Band - A

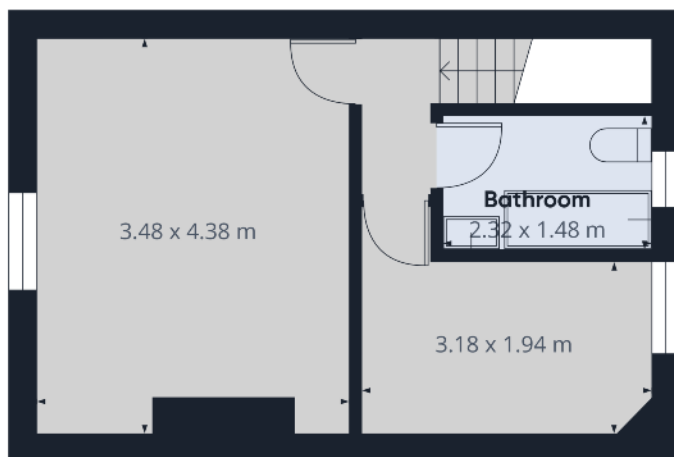
Energy Performance Cert - D56

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



Floor 0



Floor 1



Approximate total area⁽¹⁾
55 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.

CIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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