

Dover Street, Rochdale OL16 2SZ

Offers invited in excess of £190,000



ADAMSONS BARTON KENDAL are pleased to present this fully renovated four-bedroom mid-terrace property, conveniently located just a stone's throw from Rochdale town centre and all local amenities. The home is ideally positioned close to Rochdale Leisure Centre, a variety of takeaways and restaurants, well-regarded local schools, and excellent motorway and public transport links, making it perfect for families and commuters alike.

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ROCHDALE
Lancashire
OL16 1LA**

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The property has been tastefully modernised throughout and features two brand-new bathrooms across the first and second floors. The ground floor offers a spacious family lounge leading through to a bright kitchen/dining area. The kitchen provides ample space for a cooker, washing machine, dryer, and fridge-freezer, and also benefits from a handy pantry situated within the understairs storage.

To the first floor, there are two double bedrooms along with a modern family bathroom fitted with a bath and overhead shower. The second floor hosts two further double bedrooms and an additional newly renovated bathroom with a standing shower, creating a flexible and practical layout for growing families or shared living.

Externally, the property boasts a paved rear yard complete with storage sheds, while the surrounding area offers ample on-street parking.

Early viewing is highly recommended to appreciate the quality and space this property has to offer.

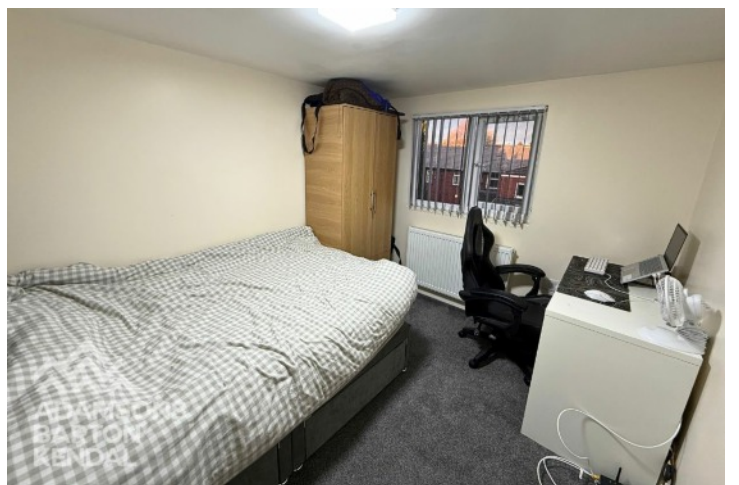
ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Certificate - TBC

Tenure - TBC



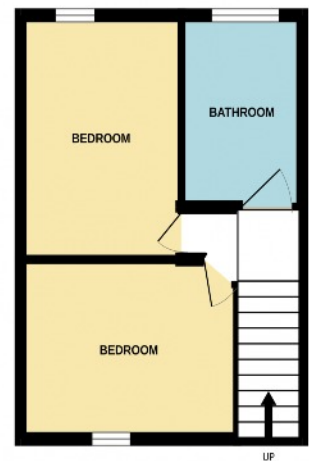
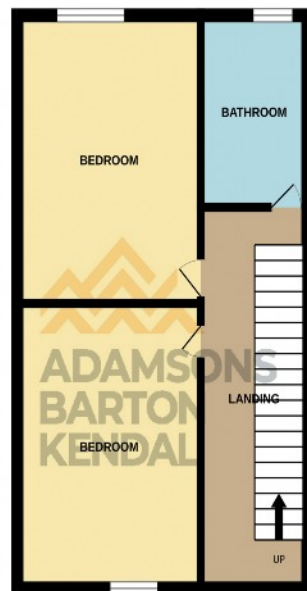
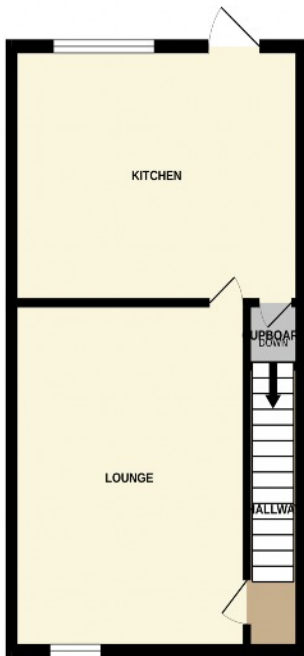




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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