

Sheriff Street, Rochdale OL12 6JY

Asking Price £215,000



Adamsons Barton Kendal are delighted to introduce this beautifully presented and deceptively spacious four-storey family home, perfectly positioned in the sought-after residential area of Falinge. Located just a short stroll from the stunning Falinge Park and Rochdale town centre, this property enjoys an enviable setting close to highly regarded schools, excellent public transport links, and all local amenities – making it ideal for families and commuters alike. Situated in a popular and well-established neighbourhood, this home is expected to attract strong interest and early viewing is highly recommended to avoid disappointment.

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Upon entering, you're welcomed into a generous hallway leading to two spacious and light-filled reception rooms. The main lounge features a striking bay window and a gas fireplace, creating a warm and inviting atmosphere. The second reception room is currently used as an additional sitting area but could also serve perfectly as a formal dining room or playroom. To the rear of the property, a modern extended kitchen offers a stylish and practical space with fitted contemporary units and integrated appliances – ideal for everyday family living and entertaining.

A real bonus to this property is the large cellar, which retains charming original features and offers excellent potential for storage, a hobby room, or even a home gym. Spanning four floors, the home delivers flexible living accommodation throughout.

The first floor comprises three bedrooms – a generously sized master bedroom with fitted wardrobes, a second double bedroom, and a smaller box room, currently set up as a home office. The beautiful family bathroom has been updated to a high standard and includes a four-piece suite with a separate shower, bath, WC, and washbasin.

Accessed via a drop-down ladder, the attic room provides a versatile additional space that could be used as a fourth bedroom, games room, or further storage, depending on your needs.

Externally, the property benefits from ample on-street parking and a well-maintained rear garden – ideal for families who love gardening.

This delightful and spacious home offers a rare combination of period charm, modern living, and a fantastic location. With so much to offer and situated in a highly desirable residential area, this property is not expected to stay on the market for long.

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).

Ground Floor

LOUNGE - 3.7 x 4.6 metres (12'1" x 15'1")

2ND RECEPTION ROOM - 4.0 x 4.2 metres (13'1" x 13'9")

KITCHEN - 2.0 x 4.6 metres (6'6" x 15'1")

Basement

CELLAR ROOM ONE

CELLAR ROOM TWO

First Floor

MASTER BEDROOM - 3.2 x 4.2 metres (10'6" x 13'9")

BEDROOM 2 - 3.2 x 3.9 metres (10'6" x 12'9")

BEDROOM 3 - 1.7 x 3.2 metres (5'6" x 10'6")

BATHROOM - 2.1 x 4.6 metres (6'10" x 15'1")

Second Floor

ATTIC ROOM







ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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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