

Sherwin Way, Rochdale OL11 2UZ

Asking Price £230,000



ADAMSONS BARTON KENDAL are delighted to introduce this two bedroom detached bungalow, occupying a generous corner plot in the ever popular Castleton location. Set on a substantial plot, the property benefits from well proportioned gardens to both the front and rear, along with a large driveway providing ample off-road parking and access to a detached single Garage. The bungalow is entered via a useful front porch which leads into a spacious entrance hall with a handy storage cupboard and access to all main rooms. There is a bright and generously sized lounge featuring attractive bay windows, creating a lovely focal point and plenty of natural light. To the rear, a large fitted kitchen diner offers excellent space for dining and further appliances, and leads through to a conservatory overlooking the garden — an ideal additional living space.

Viewing Strongly Recommended

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

The accommodation includes a large double bedroom with fitted wardrobes, a further smaller bedroom suitable for guests, a home office or hobby room, and a well-appointed bathroom featuring a walk-in shower designed with ease of access in mind. The property also benefits from a newly fitted boiler.

Externally, the rear garden is particularly impressive in size, featuring a patio seating area followed by an extensive lawn, offering fantastic outdoor space with plenty of scope for landscaping or extension (subject to relevant permissions).

While the property would benefit from a programme of modernisation, it offers tremendous potential to create a wonderful long-term home in a sought-after residential area.

Early viewing is highly recommended to fully appreciate the space, plot size, and potential on offer.

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).

Porch - 2.5 x 1.2 metres

Hallway - 1.9 x 3.6 metres

Lounge - 5.1 x 3.8 metres

Kitchen/Diner - 6.2 x 2.7 metres

Conservatory - 6.0 x 1.6 metres

Bedroom 1 - 4.3 x 3.1 metres

Bedroom 2 - 2.5 x 3.2 metres

Bathroom - 1.9 x 2.0 metres





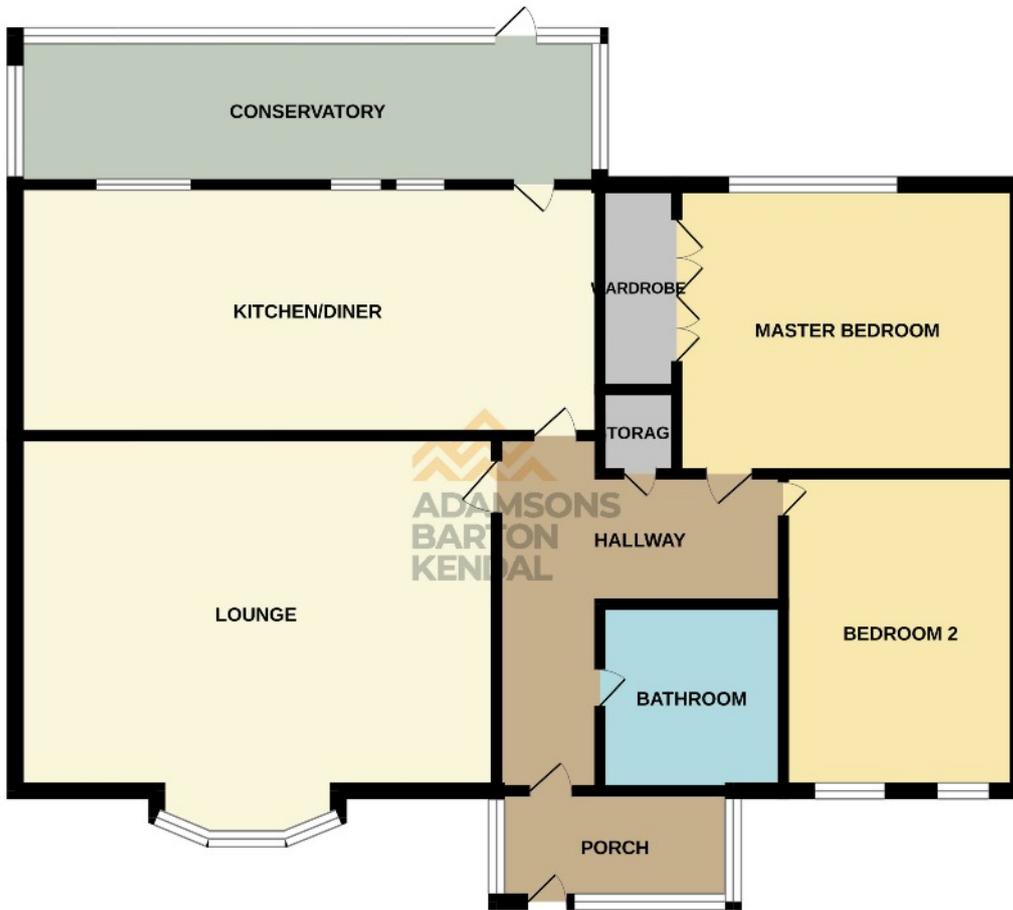
Additional Information

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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 misstatement. 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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