



ADAMSONS BARTON KENDAL are delighted to bring to the market this modern three storey mid town house, located on the edge of a highly sought after development. The property offers spacious and versatile living, ideal for families or professionals. The property is perfectly positioned close to excellent local amenities, including well regarded schools, a supermarket, and the Metrolink giving easy access to Rochdale and Oldham town centres, as well as the motorway. The property benefits from gas central heating and uPVC double glazing throughout. Externally, there is a private rear garden with a lawn and patio area—perfect for outdoor entertaining. To the front, a driveway leads to an integral garage.

Viewing Strongly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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THE ACCOMMODATION COMPRISSES:

(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

Entrance Hall - 21' 5" x 6' 5" (6.53m x 1.96m) - Staircase leading to the first floor, storage cupboard, access into the garage/utility area

Downstairs WC - 5' 7" x 3' 2" (1.71m x 0.96m) - Low level wc and wash hand basin

Dining Kitchen - 15' 5" x 14' 2" (4.7m x 4.33m) - Incorporating a dining area and fitted with a range of base & wall units with complementary work surfaces, integrated appliances including a fridge/freezer, six-ring gas hob, double oven, dishwasher and sink unit

First Floor

Landing - 8' 10" x 3' 8" (2.68m x 1.12m) - Staircase leading to the second floor

Lounge - 15' 5" x 12' 6" (4.7m x 3.8m)

Bedroom Two - 15' 5" x 10' 9" (4.7m x 3.27m)

Shower Room - 8' 8" x 4' 6" (2.64m x 1.37m) - Shower cubicle, low level wc, wash hand basin – modern suite

Second Floor

Landing - 8' 10" x 3' 8" (2.68m x 1.12m) - Storage cupboards

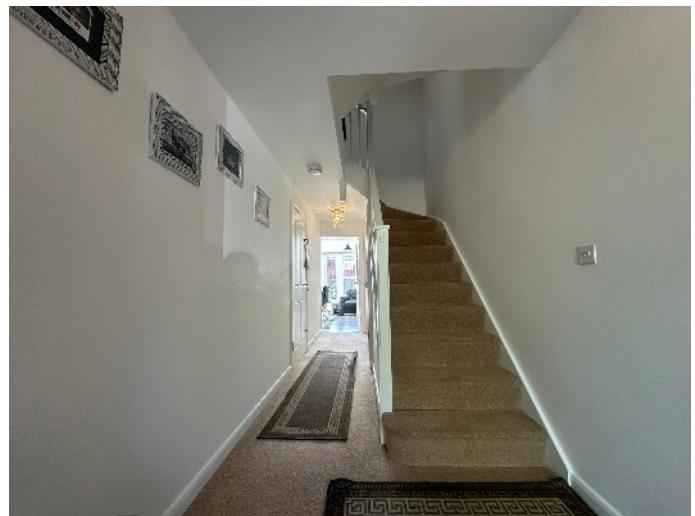
Bedroom One - 15' 5" x 10' 11" (4.7m x 3.34m) - Fitted wardrobes

En-Suite - 5' 7" x 5' 11" (1.71m x 1.8m) - Shower cubicle, low level wc, wash hand basin

Bedroom Three - 13' 8" x 8' 8" (4.17m x 2.64m)

Bathroom - 7' 10" x 6' 5" (2.39m x 1.96m) - Panelled bath, low level wc, wash hand basin





Additional Information

Council Tax Band - C

Energy Performance Cert - TBC

Tenure - Freehold

Service Charge - £130 bi-annually

**VIEWING STRICTLY BY APPOINTMENT WITH
ADAMSONS BARTON KENDAL**



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