

Roch Valley Way, Rochdale OL11 4QQ
Offers Over £130,000



ADAMSONS BARTON KENDAL are pleased to present this 2 bedroom terraced home positioned in a convenient location off Roch Valley Way in Rochdale. The property is offered for sale with no further chain and vacant possession making it a great opportunity for investors or first time buyers alike. The home is ideally located within close proximity to Rochdale Town Centre and all its amenities , as well as being a short distance from the M62 motorway links. There is a bus stop on the doorstep making it handy for commuters and Rochdale Railway station is also a short walk away, as well as many supermarkets and highly regarded schools such as Marland Hill and Matthew Moss.

Viewing Recommended

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

Internally the property features an entrance vestibule, a generous lounge, a fitted kitchen, a double bedroom, a single bedroom and a 3 piece bathroom suite.

A major selling point is the rear garden which offers a large lawned area and a patio for outdoor entertaining. There is fantastic potential for a further extension to the kitchen subject to relevant planning permissions. Neighbouring properties have utilised the space and provided off street parking which can be accessed from Brimrod Lane.

ACCOMMODATION

Ground Floor

Lounge - 4.2 x 4.1 metres

Kitchen - 4.2 x 2.5 metres

First Floor

Bed One - 3.8 x 3.2 metres

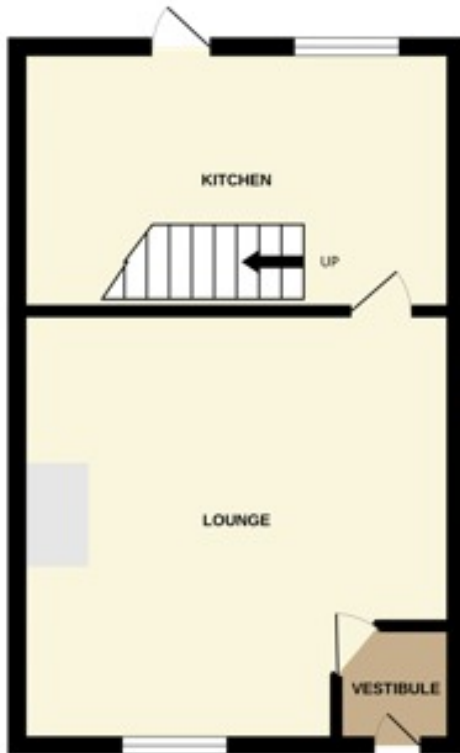
Bed Two - 1.7 x 2.4 metres

Bathroom - 2.4 x 1.6 metres

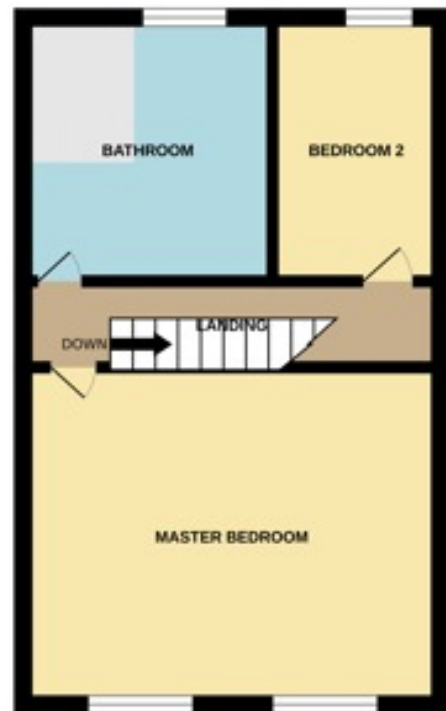




GROUND FLOOR



1ST FLOOR



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Additional Information

Council Tax Band - A

Energy Performance Cert - C70

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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