

33 Kingfisher Court | Rochdale



## RELAX IN A SECURE AND COMFORTABLE ENVIRONMENT IN THIS 1 BEDROOMED SECOND FLOOR APARTMENT



Enjoy these wonderful views from this 1 bedroomed second floor apartment which provides well presented accommodation, in a popular residential area, conveniently positioned for access to all the usual local amenities. The property benefits from a gas fired central heating system and double glazed windows, and is offered for sale with vacant possession.

**VIEWING STRONGLY RECOMMENDED**  
**VACANT POSSESSION AVAILABLE - NO CHAIN**

**ASKING PRICE : £54,950**

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)



***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***

***Communal ENTRANCE***

Staircase to second floor

***Apartment***

***HALL***

Built in cupboard, access to roof space with storage area

***LOUNGE - 4.2 x 4.0 metres (13'9" x 13'1")***

A pleasant well decorated lounge area, with spectacular views over the open countryside





***KITCHEN - 3.0 x 2.3 metres (9'10" x 7'6")***

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in breakfast table, plumbing for washer and dryer, wall mounted central heating boiler, fabulous views over the open countryside

***BEDROOM - 4.0 x 2.7 metres (13'1" x 8'10")***

Range of fitted wardrobes, stunning views over the public open space

***BATHROOM - 2.3 x 1.6 metres (7'6" x 5'3")***

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite, part tiled walls

**Externally**

There is a communal car parking area to the front of the property, and communal gardens surrounding the building

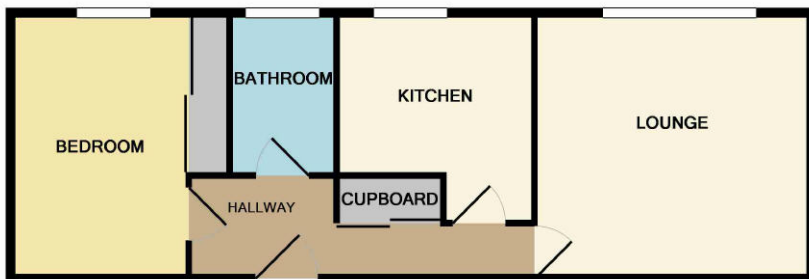


# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

The subject property is situated in a convenient position for access to all the usual local amenities, and enjoys spectacular views over the public open space to the rear of the property.

Proceed out of Rochdale along Yorkshire Street, continuing into Halifax Road, before turning left up Wardle Road towards Wardle Village. After approximately 100 metres, turn left into Great Howarth where you will find the development on the left hand side, and the property is visible by our prominent agency board.



Energy Efficiency Rating		Current	Potential	Environmental Impact Rating (CO <sub>2</sub> )	
Very energy efficient - best ranking available	A+			Very environmentally friendly - lower CO <sub>2</sub> emissions	A+
Energy efficient	A			Environmentally friendly	A
Decent	B			Decent	B
Below average	C	72	82	Below average	C
Below average - higher energy costs	D			Below average - higher CO <sub>2</sub> emissions	D
Energy inefficient - higher energy costs	E			Energy inefficient - higher CO <sub>2</sub> emissions	E
Very energy inefficient - highest energy costs	F			Very energy inefficient - highest CO <sub>2</sub> emissions	F
England & Wales		EU Directive 2002/91/EC	43	England & Wales	EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification