

Bay Street
Rochdale OL12 0EA



A SPACIOUS TWO BEDROOM MID TERRACED PROPERTY WITH EXTENDED UTILITY ROOM AND FITTED KITCHEN



This desirable two bedroom mid terrace property is situated in a popular residential area of Rochdale. The property benefits from UPVC double glazing throughout and a gas fired central heating system. To the ground floor level there is a spacious lounge area, fitted kitchen and extended utility room. To the first floor there is a large double master bedroom, a second double bedroom with fitted wardrobes and fitted family bathroom suite. Early viewing is highly recommended to appreciate the subject property.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE
THE PROPERTY ON OFFER**

ASKING PRICE £94,950

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Lancashire
OL16 1LA
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Middleton Office – 13 Long Street
Middleton
M24 6TE
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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

ENTRANCE HALLWAY

LOUNGE – 4.2 x 4.5 metres (13'9" x 14'9")

A spacious lounge area with gas fire and neutral décor.

KITCHEN – 3.0 x 4.2 metres (9'10" x 13'9")

Modern fitted kitchen with a range of wall and base units with complementary work surfaces, oven, hob and extractor fan, stainless steel sink unit, space for dining table

UTILITY – 2.2 x 1.7 metres (7'2" x 5'6")

Utility room with access into rear garden - can be used for storage or as a utility room.

First Floor

LANDING

MASTER BEDROOM – 4.2 x 3.6 metres (13'9" x 11'9")

A large master bedroom with great views over the front of the property.

SECOND BEDROOM – 3.6 x 2.4 metres (11'9" x 7'10")

A second double bedroom with fitted wardrobes, overlooking the rear garden, neutral décor

BATHROOM – 2.3 x 1.9 metres (7'6" x 6'2")

A family bathroom comprising low level wc, pedestal wash hand basin and bath with shower attachment above, tiled walls and flooring,

Externally

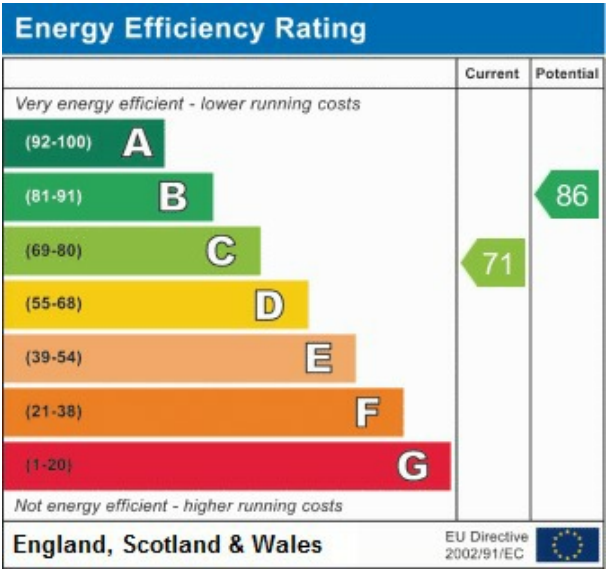
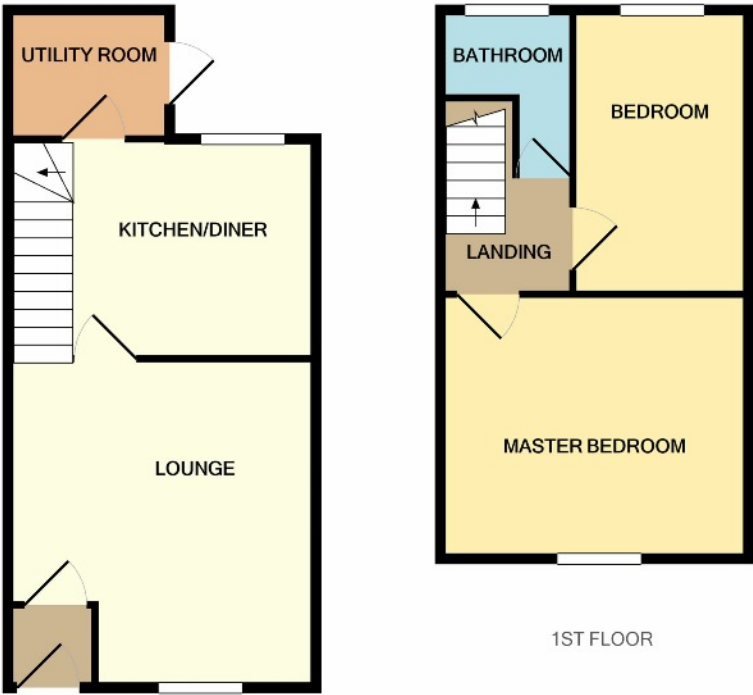
The property benefits from both a small front yard and rear yard area with on street parking available.



Council Tax Band

We are advised that the property is assessed in Council Tax Band A

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR

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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