

**Gale Street
Syke, Rochdale OL12 0SQ**



BARTON KENDAL are delighted to offer for sale this spacious three bedroom family home situated in the popular residential area of Syke, with ease of access to all local amenities including schools and shops. The large split level rear garden, offers scope for extension - subject to the necessary planning approval - whilst to the front there is additional garden space and a gated driveway. Internally, the property briefly comprises an entrance porch, hallways, downstairs bathroom, large lounge, and a good sized kitchen with pantry. To the first floor, there is generous landing space, two double bedrooms with fitted wardrobes and a further single bedroom.

EARLY VIEWING STRONGLY RECOMMENDED

ASKING PRICE £180,000

**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214**

**Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777**

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 Porch

Hallway

Lounge - 6.12m x 3.40m (20'1" x 11'2")

Kitchen - 3.60m x 3.02m (11'10" x 9'11")

Bathroom - 2.33m x 1.90m (7'8" x 6'3")

First Floor

Landing

Bedroom One - 3.47m x 3.40m (11'5" x 11'2")

Bedroom Two - 4.06m x 2.56m (13'4" x 8'5")

Bathroom Three - 2.64m x 2.46m (8'8" x 8'1")

Externally

Externally, the property boasts an extremely spacious rear garden with an elevated patio area and lawn space with a greenhouse and timber built shed. To the front, there is further gated garden space along with driveway parking for one vehicle. Situated close to usual local amenities, with nearby bus routes into Rochdale town centre and beyond.



Council Tax Band

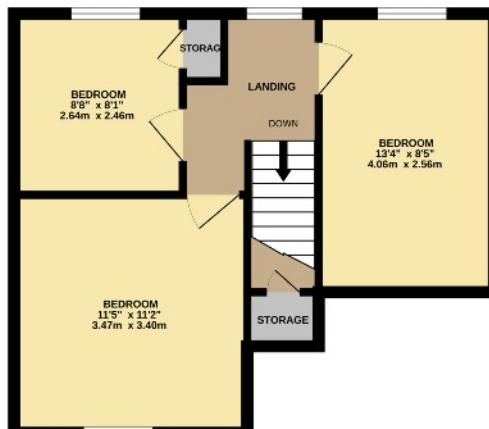
The property is assessed in Council Tax Band A

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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 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.

Made with Metropix 62025

W: www.barton-kendal.co.uk E: 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 1st 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