

119 Edenfield Road, Rochdale OL11 5AE
Asking Price £190,000



ADAMSONS BARTON KENDAL are delighted to introduce this well presented 3-bedroom mid terraced property in the popular area of Passmonds. The property is ideally situated close to local amenities and within a short distance of Rochdale town centre. Positioned on a main road, it benefits from excellent public transport links and is conveniently located near well-regarded schools such as Meanwood Community Nursery & Primary School and Oulder Hill Community School.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Offering on-street parking to the front and a generous paved yard to the rear complete with useful storage sheds, this home provides both practicality and excellent outdoor space. The property also benefits from a fitted alarm system for added security.

Internally, the property features a welcoming and spacious entrance hall leading to two well-proportioned reception rooms. The cosy lounge boasts a charming bay window and electric fire, creating a warm and inviting atmosphere. The separate dining room offers a feature fireplace and flows seamlessly into the fitted kitchen, which is equipped with a fitted gas hob and oven, ample cupboard space, and space for additional appliances. There is also the added benefit of a pantry and useful under stairs storage.

To the first floor, there are three bedrooms comprising two spacious double rooms and one single bedroom. One of the double bedrooms benefits from fitted wardrobes, while the second double bedroom features a charming fireplace. The accommodation is completed by a large, modern three-piece family bathroom featuring a bath with overhead shower, vanity sink unit, WC, and generous storage space.

The property is leasehold and has an EPC rating of C, making it an energy-efficient choice for prospective buyers and is also offered with NO ONWARD CHAIN

This home would make an ideal purchase for first-time buyers or growing families alike. Early viewing is highly recommended to fully appreciate the space, location and potential on offer.

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

Lounge - 3.6m x 4.8m

Dining Room - 3.8m x 4.4m

Kitchen - 2.2m x 3.1m

Storage - 1.7m x 1.2m

Hallway - 1.2m x 5.1m



First Floor

Master Bedroom - 4.6m x 3.1m

Bedroom 2 - 4.2m x 3.1m

Bedroom 3 - 1.7m x 3.5m

Hallway - 1.8m x 4.3m

Bathroom - 2.1m x 3.2m





Additional Information

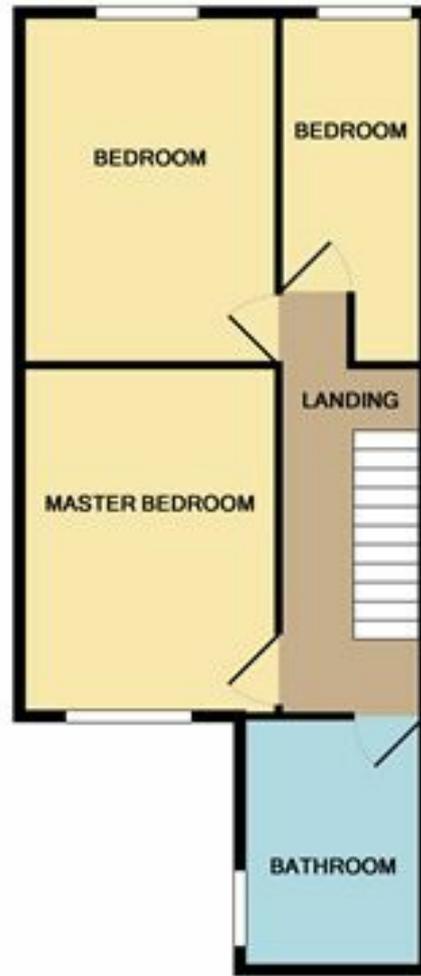
Council Tax Band - B
 Energy Performance Cert - C72
 Tenure - Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



GROUND FLOOR



1ST 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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