

# Balfour Road Rochdale OL12 7EH



A THREE BEDROOMED SEMI DETACHED PROPERTY  
POSITIONED ON A RELATIVELY NEW DEVELOPMENT IN MEANWOOD



**BARTON KENDAL** are pleased to bring to the market this three bedroom home which is well presented throughout with modern fixtures and fittings. Ideally positioned on a relatively new development in Meanwood, the property is sold with a long term sitting tenant. Benefiting from uPVC double glazing and a gas fired central heating system, the property briefly comprises a porch, downstairs WC, large lounge and a modern fitted kitchen diner. To the first floor there are two double bedrooms, a further single bedroom, en-suite and family bathroom. Externally, there is the additional benefit of driveway parking, and a good sized garden to the rear.

Early viewing comes highly recommended

**VIEWING HIGHLY RECOMMENDED**

**ASKING PRICE £175,000**

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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 Porch**

#### **Downstairs WC – 2.22 x 1.04 metres (7'3" x 3'5")**

#### **Lounge – 5.03 x 4.70 metres (16'6" x 15'5")**

Large lounge with contemporary electric fire, staircase to first floor.

#### **Dining Kitchen – 4.70 x 2.39 metres (15'5" x 7'10")**

Fully fitted kitchen with a good range of base and wall units, electric hob and oven, extractor, stainless steel single drainer sink unit, plumbed for washing machine, splashback tiling, laminate flooring, spotlights, wall mounted gas central heating boiler and patio doors leading out the rear garden

### **First Floor**

#### **Landing**

#### **Bedroom One – 3.87 x 3.08 metres (12'8" x 10'1")**

#### **En-suite – 1.77 x 1.72 metres (5'10" x 5'8")**

Three piece white suite comprising low level wc, wash hand basin/vanity and 'Grohe' shower in cubicle with splashback tiling and spotlights

#### **Bedroom Two – 2.80 x 2.64 metres (9'2" x 8'8")**

#### **Bedroom Three – 2.64 x 1.90 metres (8'8" x 6'3")**

#### **Bathroom – 2.19 x 1.73 metres (7'2" x 5'8")**

Three piece white suite comprising low level wc, wash hand basin and bath with shower taps, splashback tiling and spotlights

### **External**

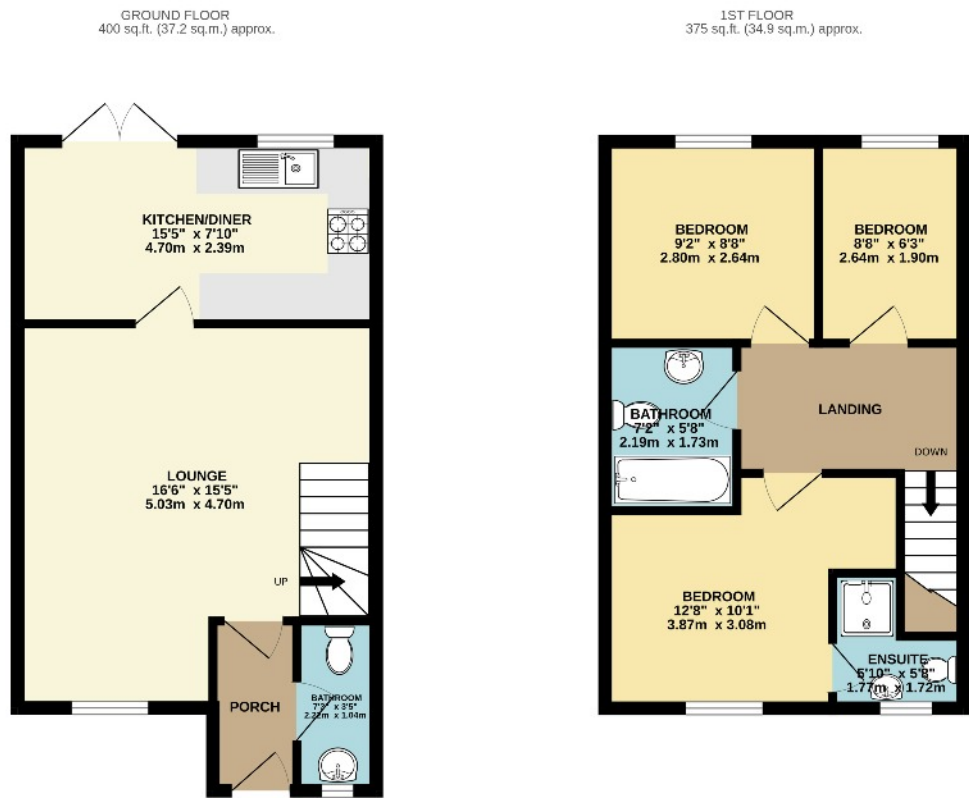
The property benefits from a good sized, private rear garden. There is driveway parking for up to two vehicles whilst further parking is readily available directly outside. Ideally situated close to local amenities including shops and schools.





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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

While 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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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