

Duke Street, Rochdale OL12 0RJ

Asking Price £120,000



Adamsons Barton Kendal are pleased to introduce this 2 bedroom mid terrace property close to Rochdale town centre. Ideally positioned within easy reach of local amenities, bus routes and schools, and just a stone's throw from the town centre, this home is well suited to investors, first-time buyers or those looking to downsize.

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA

Tel : (01706) 653214

The property briefly comprises an entrance vestibule leading into a cosy lounge featuring a newly fitted gas fireplace. To the rear is a spacious kitchen diner with fitted oven, hob and extractor fan and offers ample room for additional appliances. Sliding doors separate the lounge and kitchen areas, creating a flexible layout that can be opened up for a more open-plan feel, ideal for entertaining. To the first floor is a generously sized master bedroom with fitted wardrobes, a further single bedroom, and a wet room comprising a walk-in shower, WC and wash basin with useful storage. Externally, the property benefits from a paved rear yard, while on-street parking is available to the front.

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

Vestibule: 1.2 x 0.9 metres

Lounge - 4.2 x 3.7 metres

Kitchen - 4.2 x 4.1 metres

First Floor

Landing

Bedroom 1 - 3.8 x 3.5 metres

Bedroom 2 - 2.0 x 4.1 metres

Bathroom - 2.0 x 3.7 metres





ADDITIONAL INFORMATION

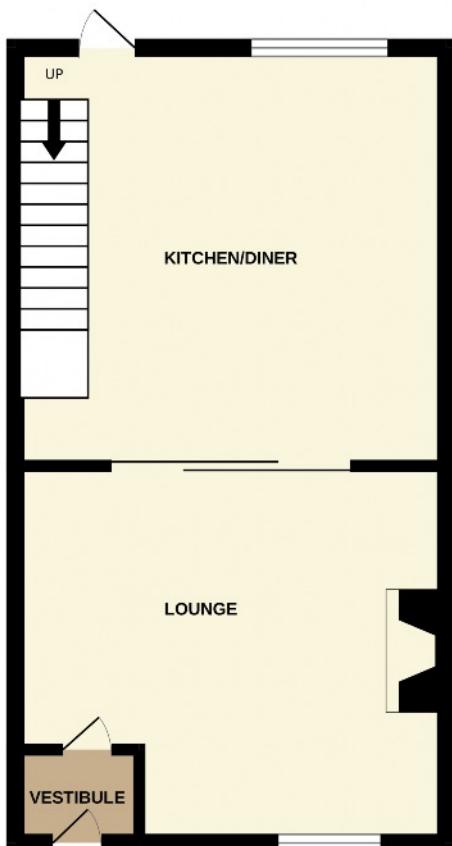
Council Tax Band - A

Energy Performance Cert - TBC

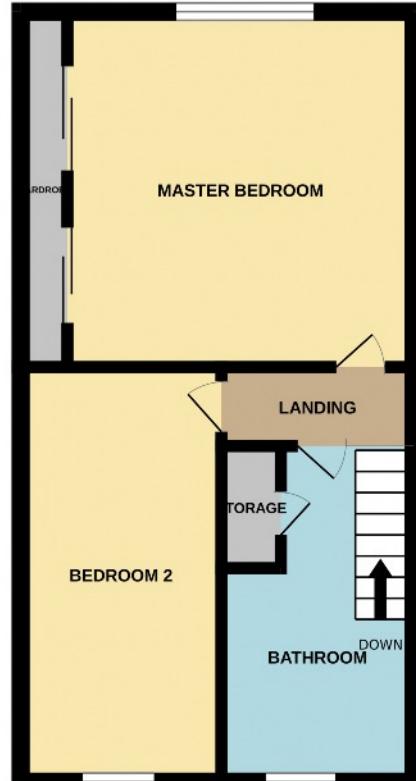
Tenure - TBC

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



ADAMSONS
BARTON
KENDAL



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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 ©2026

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons 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 Adamsons 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