

**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  
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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







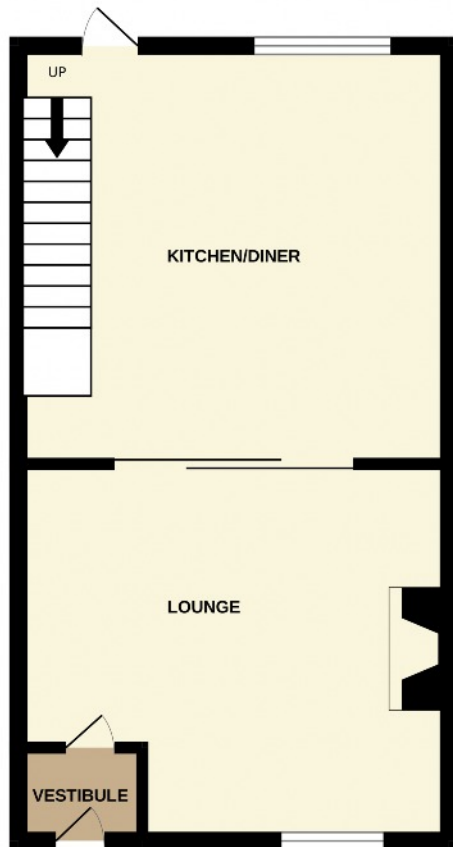
## ADDITIONAL INFORMATION

Council Tax Band - A

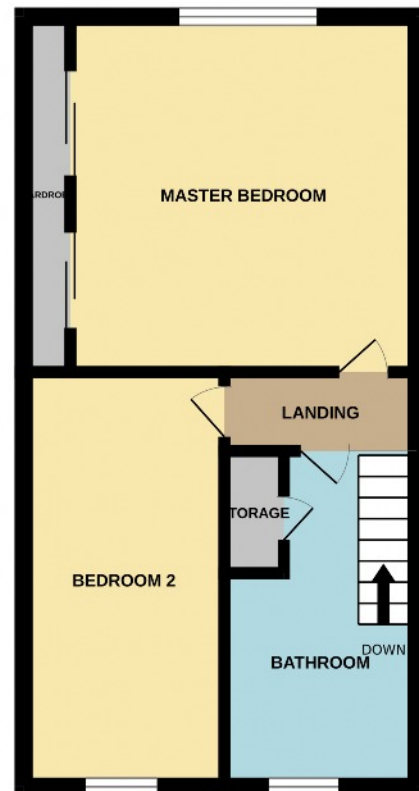
Energy Performance Cert - TBC

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.  
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