

# Farewell Close Rochdale OL11 3DS



BARTON KENDAL are pleased to bring to the market this two bedroom semi-detached true bungalow situated on a quiet and desirable cul-de-sac. Close to all the local amenities that Castleton has to offer and briefly comprises of entrance hall, kitchen, lounge, inner hallway and two bedrooms. This lovely bungalow sits on larger than average corner plot with a resin driveway for multiple vehicles cars and a detached single garage. This property is immaculately presented and requires no updating. There are well maintained gardens to both the front and rear.

**VIEWING STRONGLY RECOMMENDED**

**OFFERS INVITED IN EXCESS OF £185,000**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
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 Hall - 0.95 x 1.63 (3'1" x 5'4")

Storage cupboard.

Kitchen - 2.43 x 2.13 (7'11" x 6'11")

Fitted with a range of modern units in high gloss white with matching work surfaces and tiling, including integrated electric oven, gas hob and fridge freezer, plumbing for an automatic washing machine, vinyl flooring and window to the side.

Lounge - 5.24 x 3.48 (17'2" x 11'5")

Fitted carpet and window to the front.

Inner Hallway

Storage cupboard

Bedroom - 3.93 x 3.12 (12'10" x 10'2")

Double bedroom with fitted wardrobes with a range of hanging and drawer space, dressing table and window to the rear.

Bedroom / Dining Room - 2.76 x 2.13 (9'0" x 6'11")

French doors to the rear.

Shower Room - 1.88 x 1.77 (6'2" x 5'9")

A lovely shower room with large walk in shower cubicle, comfort height WC, wash hand basin and fully tiled.

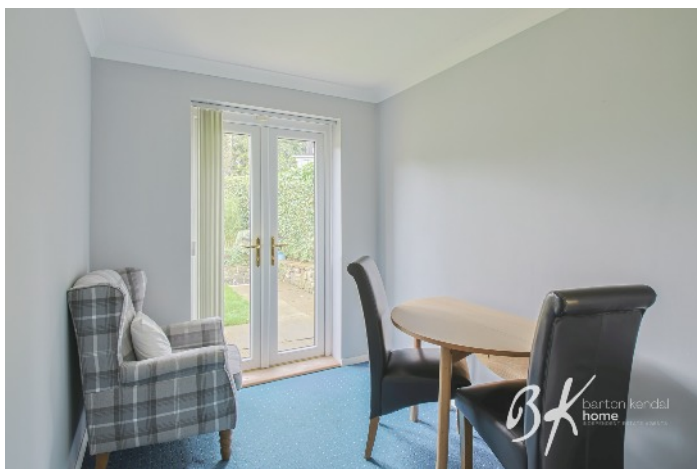
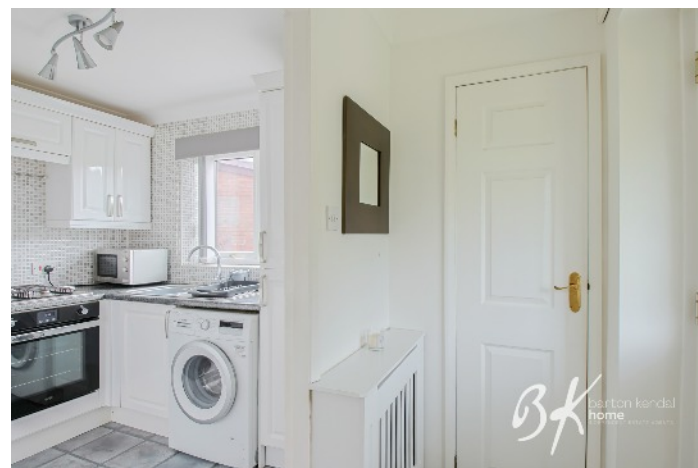
Garage - 6.21 x 2.44 (20'4" x 8'0")

Detached brick built garage with new electric up-and-over door and new steel side door.

### **Externally**

To the front there is a large garden with resin driveway and paths leading to a detached brick built single garage, lawn and well stocked borders. To the rear there is a patio area, lawn, well stocked borders and a greenhouse.





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

LOCATION

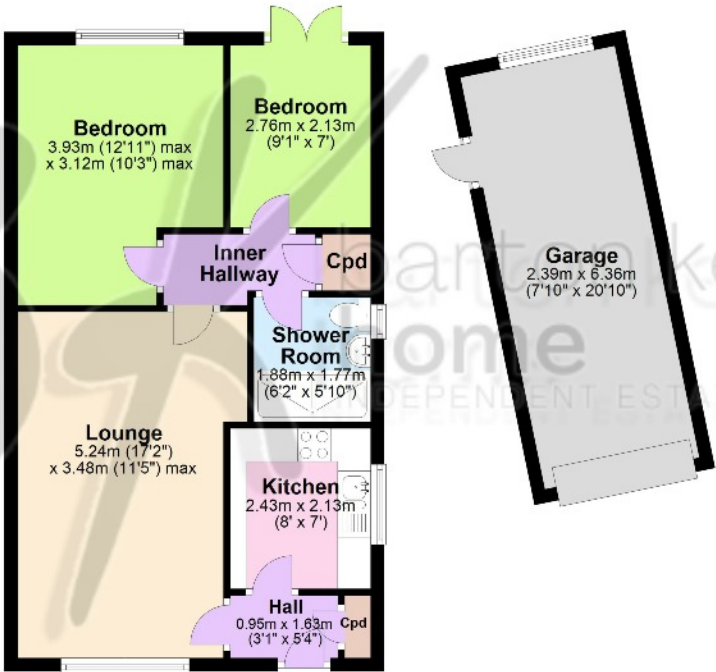
The property is situated in a popular residential area, convenient for all the usual local amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



Total area: approx. 64.8 sq. metres (697.2 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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