

Bench Carr
Cronkeyshaw, Rochdale OL12 0QU



AN EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY ON A SOUGHT AFTER CUL-DE-SAC POSITION IN CRONKEYSHAW, WITH POTENTIAL TO CREATE A WONDERFUL FAMILY HOME



BARTON KENDAL are delighted to offer for sale this three bedroom semi detached property situated on a quiet cul-de-sac on the edge of Cronkeyshaw Common. Whilst the property is in need of general modernisation, it has been lovingly maintained and benefits from uPVC double glazing throughout and a gas fired central heating system. Briefly comprising an entrance porch which leads to a spacious lounge with feature stone fireplace. Towards the rear is a good sized kitchen diner with open plan access to the rear extension currently used as a formal dining area with sliding patio doors. To the first floor, there are two double bedrooms, as well as a third single bedroom and family bathroom. Externally, the property has driveway parking for multiple cars, a single garage and maintained gardens to the front and the rear

VIEWING STRONGLY RECOMMENDED

OFFERS INVITED IN THE REGION OF £185,950

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 Porch

Lounge – 4.92 x 4.58 metres (16'2" x 15'0")

A good sized lounge area with feature stone fireplace, access to the first floor accommodation and the kitchen. There is a stair lift, currently installed which can be left in-situ, if desired.

Kitchen – 4.58 x 2.88 metres (15'0" x 9'6")

Comprising a range of wall and base units with complementary work surfaces. Appliances are all freestanding and include a double oven with gas hob, fridge freezer, washing machine and stainless steel sink unit with mixer tap. Some appliances may be left at the vendor's discretion if desired. Partially carpeted with vinyl flooring in the main kitchen area and open plan access to the dining room.

Dining Room – 2.83 x 2.74 metres (9'3" x 9'0")

A rear extension to the property, this good sized dining room offers access to the side of the property through an external door or the rear garden through sliding patio doors.

Garage – 3.66 x 2.60 metres (12' 0" x 8'6")

Single garage with power supply.

FIRST FLOOR

Bedroom One – 3.16 x 2.88 metres (10'4" x 9'5")

Master bedroom overlooking the rear garden and Falinge Park

Bedroom Two – 3.49 x 2.58 metres (11'5" x 8'6")

A second double bedroom overlooking the front

Bedroom Three – 2.42 x 2.00 metres (7'11" x 6'7")

A further single bedroom with bulkhead storage

Bathroom – 1.71 x 1.68 metres (5'7" x 5'6")

Three piece matching bathroom suite comprising a low level WC, pedestal wash hand basin and shower cubicle.

EXTERNAL

The property benefits from a large driveway offering off street parking for multiple vehicles which leads to a single garage. Boasting a good sized front garden, laid to lawn, and a well maintained, private rear garden with patio area, backing onto woodland. The property is a short distance from Rochdale Town Centre and all the usual amenities and well regarded primary and secondary schools are all within close proximity. Cronkeyshaw Common is a stone's throw away and Healey Dell Nature Reserve, offering scenic walks is also within walking distance.



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

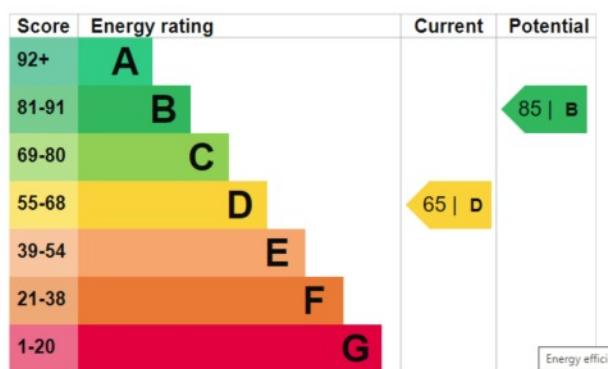
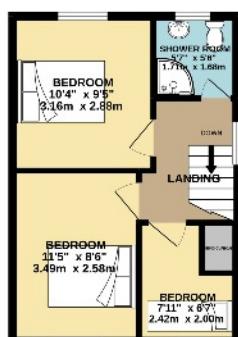
LOCATION

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



GROUND FLOOR
665 sq. ft. (61.5 sq. m.) approx.

1ST FLOOR
329 sq ft. (30.3 sq m) approx



10W - FLOOR AREA: 3004 sq. ft. (10.0 sq. m.) approx.

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



Relocation agent network

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 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