



**ADAMSONS  
BARTON  
KENDAL**

**36 Spotland Tops, Rochdale OL12 7NY**

**Offers invited in the region of £139,950**



**ADAMSONS BARTON KENDAL** are pleased to offer for sale this desirable and well presented 2 bedroomed end town house, situated in a popular location with an open outlook to the front, with all the usual local amenities available nearby. The property benefits from a gas fired central heating system and double glazed windows and has gardens to both front and rear with an attached single garage. The property is offered for sale with vacant possession at a competitive price

**VACANT POSSESSION AVAILABLE - NO CHAIN**

**Viewing Strongly Recommended**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
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**

#### **HALLWAY**

Cupboard under the stairs, staircase to first floor, laminate flooring

#### **Through LOUNGE - 5.6 x 3.3 metres**

A dual aspect reception room with double glazed patio doors to the front, laminate flooring

#### **KITCHEN - 3.1 x 2.6 metres**

Stainless steel sink unit, range of wall and base units with complementary work surfaces, built in double oven, hob and extractor hood, plumbing for an automatic washing machine, built in cupboard, laminate flooring

### **First Floor**

#### **LANDING**

Airing cupboard and storage cupboard

#### **BEDROOM ONE - 3.8 x 3.6 metres reducing to 2.2 metres**

#### **BEDROOM TWO - 3.6 x 3.2 metres**

#### **Family BATHROOM - 1.9 x 1.7 metres**

Panelled bath with shower above, pedestal wash hand basin - matching suite in white

#### **Separate WC**

Low level wc

### **Externally**

There is a front, open plan garden and a rear yard with a single garage, accessed to the rear of the property







# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - C

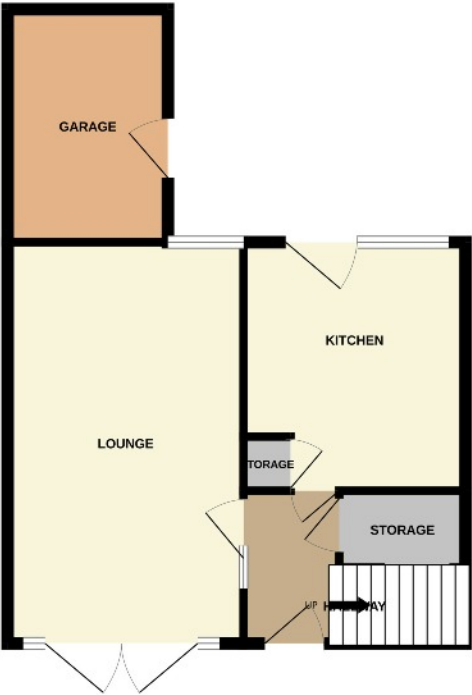
Council Tax Band - A

Tenure - Freehold



GROUND FLOOR

1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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 ©2024

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto: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 1<sup>st</sup> 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