

Healey Street, Rochdale OL16 1UU
Offers Over £135,000



ADAMSONS BARTON KENDAL pleased to introduce to the market this two-bedroom end terrace property, ideally located in the heart of Rochdale town centre. The property is perfectly positioned close to the local Metrolink tram stop, Rochdale train station, and sits on a convenient public transport route. A wide range of popular takeaways, restaurants, and everyday amenities are nearby, with the popular Riverside Shopping Centre and Rochdale Leisure Centre just a short walk away.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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Internally, the property benefits from recent renovations and offers spacious, well-proportioned accommodation throughout. The ground floor comprises a welcoming lounge and a large kitchen with ample dining space, ideal for modern living.

To the first floor, there is a very generous master bedroom, a further second bedroom, and a modern three-piece bathroom suite complete with a bath and overhead shower.

Externally, the property benefits from on-street parking and a paved yard to the rear.

This property represents an excellent opportunity for first-time buyers and investors alike, thanks to its central location, strong transport links, and ready-to-move-into condition.

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

LOUNGE - 3.1 x 4.4 metres

KITCHEN - 4.5 x 4.4 metres

HALLWAY - 1.0 x 4.4 metres

First Floor

LANDING

MASTER BEDROOM - 4.4 x 4.6 metres

BEDROOM TWO - 4.6 x 2.1 metres

BATHROOM - 2.2 x 2.5 metres



Additional Information

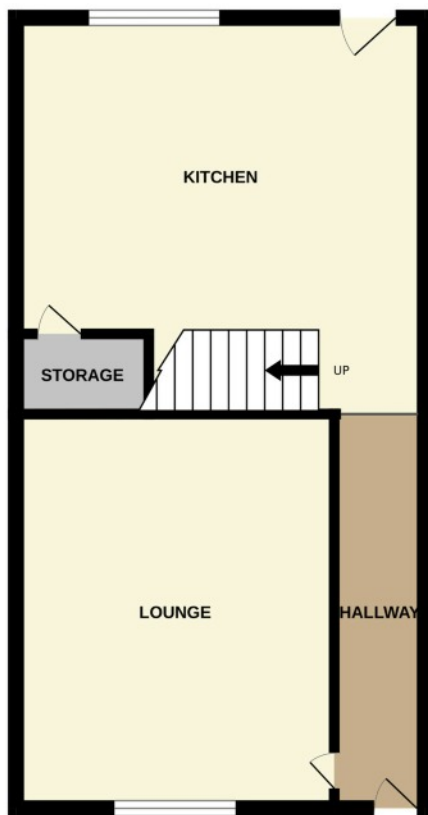
Council Tax Band - A

Energy Performance Cert - TBC

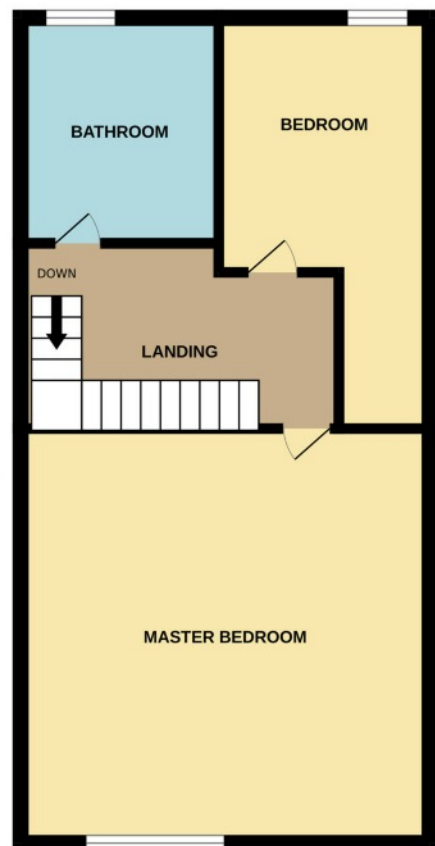
Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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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