



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
01706 65214 / sales@abkproperty.co.uk**

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

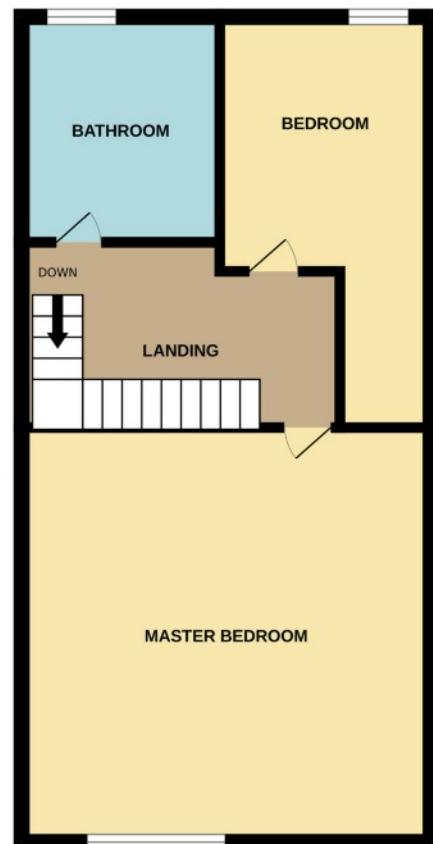
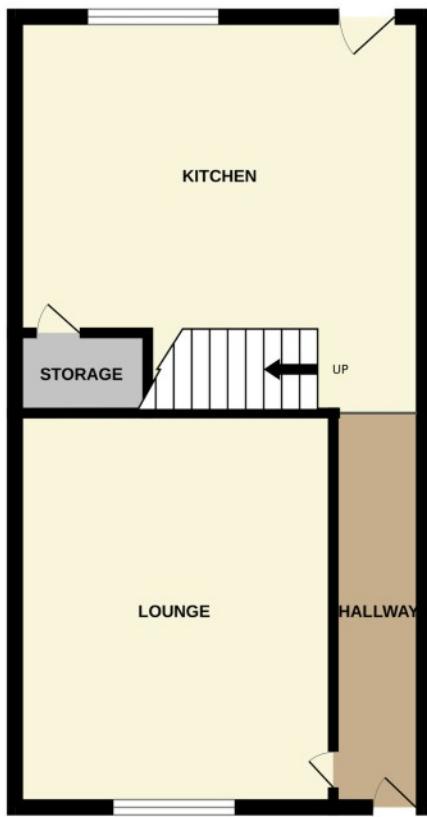
Energy Performance Cert - TBC

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 floorplans 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 Meerox ©2026

w - abkproperty.co.uk e - 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 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