

Belvoir Street, Meanwood OL12 7ET

Asking Price £150,000



Adamsons Barton Kendal are delighted to introduce this beautifully presented 2 bedroom terrace property, perfectly positioned in a popular residential area just a short distance from excellent amenities, well regarded schools, Rochdale Town Centre and Denehurst Park. Tastefully updated throughout, this home offers a fantastic opportunity for first-time buyers or investors seeking a move-in-ready property in a highly convenient location.

**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA**

Tel : (01706) 653214

Boasting a generous living space, the property features a welcoming lounge leading through to a spacious modern kitchen, complete with handy storage and room for dining. Externally, the home benefits from a low-maintenance paved yard to the rear, offering practical outdoor space.

To the first floor, the accommodation comprises a good-sized master bedroom, a further second double bedroom, and a newly fitted contemporary bathroom featuring a bath with overhead shower. Every room has been thoughtfully presented to create a stylish and comfortable home throughout.

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 - 4.32 x 4.30 metres

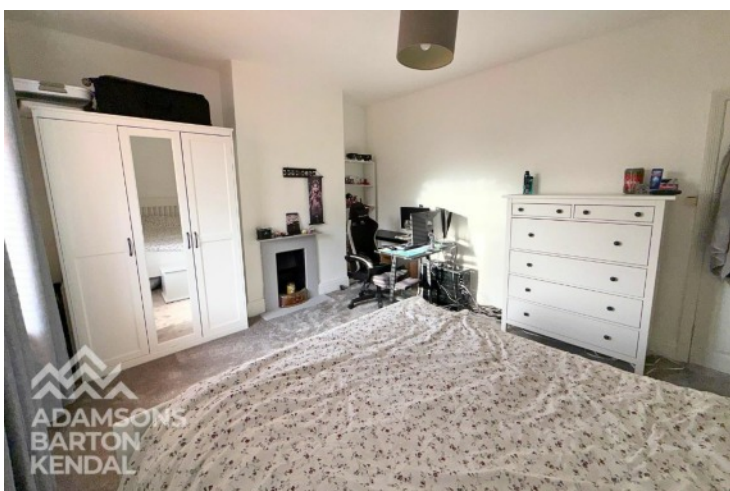
Kitchen - 3.16 x 4.30 metres

First Floor

Master - 3.59 x 4.30 metres

Bedroom 2 - 3.88 x 2.72 metres

Bathroom - 2.09 x 1.81 metres



ADDITIONAL INFORMATION

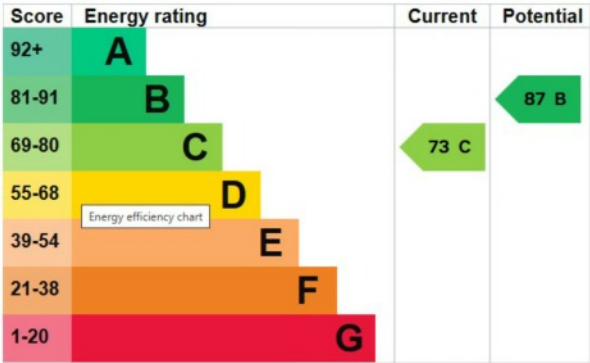
Council Tax Band - A Energy Performance Cert - C Tenure - Leasehold



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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.

Made with Metropix ©2025



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