

Kings Road, Rochdale OL16 5HW

Offers invited in the region of £250,00



ADAMSONS BARTON KENDAL are delighted to introduce this three bedroom semi-detached home, situated in a highly sought after residential area. Perfectly positioned for convenience, the property is within walking distance to the town centre and surrounded by a wide range of local amenities, including well-regarded schools, shops, restaurants, and takeaways. Excellent public transport links are close by, and for those needing to commute, the motorway network is just a short drive away—making this home ideal for families and professionals alike.

VIEWING STRONGLY RECOMMENDED

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

Tel : (01706) 653214

Externally, the property boasts a generously sized, paved driveway, offering ample off-road parking, and a large rear garden—perfect for families with children, complete with two practical storage sheds. The outdoor space offers fantastic potential for a children's play area or entertaining in the warmer months.

Upon entering the property, you're welcomed by a modernised hallway, which leads into a beautifully maintained lounge—a cosy yet spacious area perfect for relaxing. The heart of the home is the open-plan kitchen/diner, which is both stylish and functional, with sliding patio doors that open out to the rear garden, creating a seamless indoor-outdoor flow. The under-stairs storage area is cleverly utilised as a pantry, adding even more practicality to the layout.

Upstairs, the home continues to impress with a modern four-piece family bathroom, featuring a separate standing shower and bath. The main bedroom is a spacious double, as is the second bedroom, offering ample room for furnishings. The third bedroom is a comfortable single, ideal as a nursery, guest room, or home office.

This property is located in an area where homes rarely stay on the market for long due to its excellent location and family-friendly setting. With so much to offer both inside and out, early viewing is highly recommended to avoid disappointment.

THE ACCOMMODATION COMPRISES:

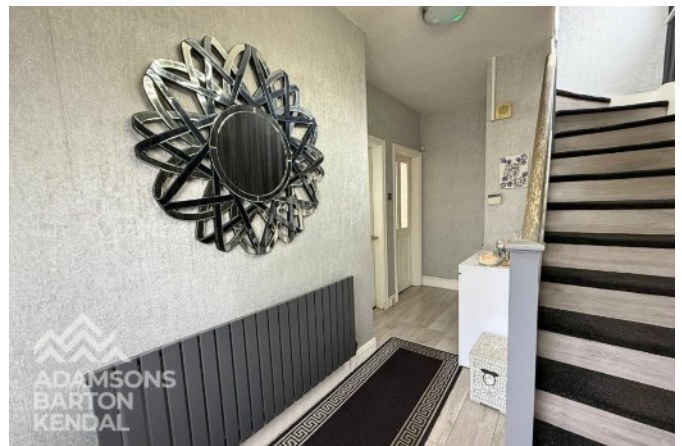
(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 3.8 x 3.5 metres
Kitchen / Diner - 5.9 x 3.6 metres
Pantry - 1.4 x 1.0 metres

First Floor

Landing
Bedroom 1 - 2.6 x 3.4 metres
Bedroom 2 - 2.9 x 3.5 metres
Bedroom 3 - 2.4 x 2.6 metres
Bathroom - 2.3 x 2.5 metres







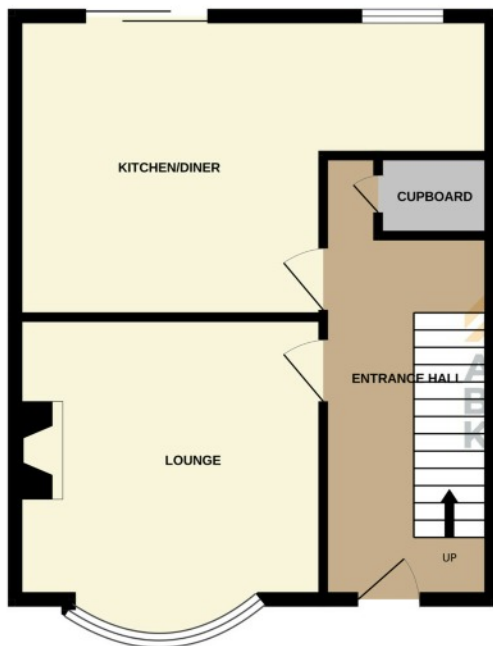
ADDITIONAL INFORMATION

Council Tax Band - C

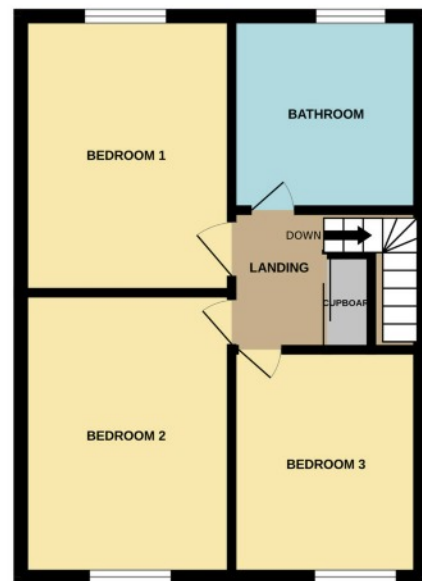
Energy Performance Cert - TBC

Tenure - Freehold

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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