

Lowther Road, Rochdale OL11 2NE

Asking Price £190,000



ADAMSONS BARTON KENDAL are delighted to market this extremely well presented 2 bedroomed semi detached family home, situated on a large plot with a side driveway providing off street parking for a number of vehicles and there is an extensive rear garden. The property benefits from a gas fired central heating system and double glazed windows, is immaculately Presented internally and benefits from quality kitchen and bathroom fittings. The property is offered with vacant possession at a competitive price and early viewing comes highly recommended to appreciate the calibre of the accommodation on offer

**Competitively Priced - Vacant Possession Available
No chain**

**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

Entrance Hallway

Lounge - 4.6 x 3.8 metres

Double glazed bay window, laminate flooring, feature fireplace

Kitchen / Dining Room - 4.6 x 3.3 metres

A single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, tiled floor

First Floor

Landing

Bedroom One - 4.6 x 3.3 metres

A spacious double bedroom

Bedroom Two - 4.2 x 2.7 metres

A second double bedroom

Bathroom

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, heated towel rail, part tiled walls

External

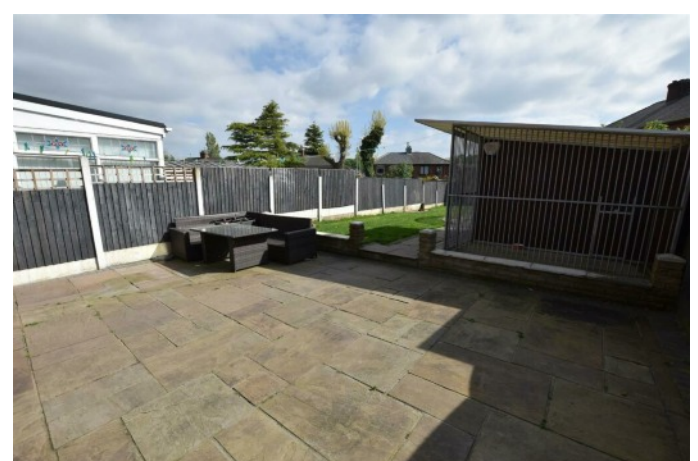
There is a side driveway providing off street parking for 2 to 3 vehicles and extensive gardens to front and rear

ADDITIONAL INFORMATION

Council Tax Band - B

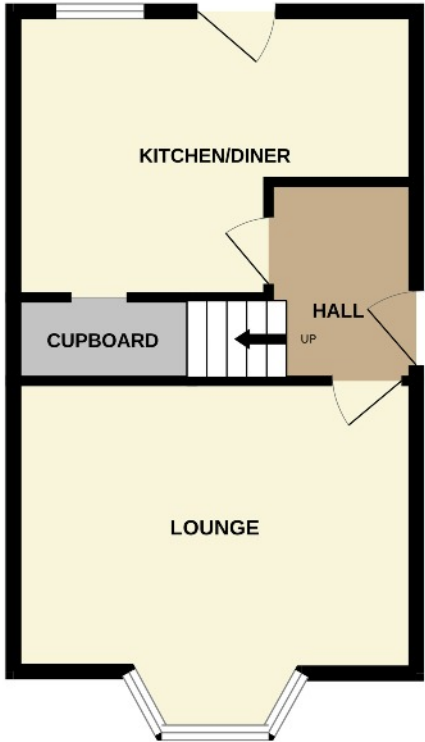
Energy Performance Cert - D60

Tenure - TBC



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR



1ST FLOOR



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 floorplan 10/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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