

Grouse Street
Rochdale OL12 0RG



A SPACIOUS AND DESIRABLE 2 BEDROOMED END TERRACED HOUSE
WITH PRIVATE REAR YARD - FOR SALE WITH VACANT POSSESSION



This well presented 2 bedroomed end terraced house is situated in a much sought after location and is offered for sale with vacant possession, benefiting from upvc double glazing throughout and a gas fired central heating system. The accommodation comprises an entrance vestibule, a good sized lounge area and a modern fitted kitchen giving access to the rear yard. At first floor, there is a large master bedroom, a second double bedroom and a stunning, modern family bathroom. Externally, the property benefits from on street parking and there is a private rear yard

VIEWING HIGHLY RECOMMENDED

ASKING PRICE £99,950

Head Office - 122 Yorkshire Street
ROCHDALE
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 VESTIBULE

LOUNGE – 4.0 x 4.5 metres (13'1" x 14'9")

A well presented lounge area with feature fireplace with gas fire

KITCHEN - 4.5 x 4.5 metres (14'9" x 14'9")

A fitted kitchen with a range of wall and base units with complementary work surfaces, stainless steel sink unit, integrated oven, hob and extractor hood, plumbing for an automatic washing machine, space for fridge/freezer, part tiled walls, vinyl flooring, access to rear yard

First Floor

LANDING

MASTER BEDROOM – 3.0 x 4.5 metres (9'10" x 14'9")

A large master bedroom with fitted wardrobe

SECOND BEDROOM – 3.7 x 2.5 metres (12'1" x 8'2")

A second double bedroom

BATHROOM - 3.6 x 2.0 metres '6" (11'9" x 6'6")

A good sized family bathroom comprising a panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, fully tiled walls

Externally

The property benefits from a private rear yard.



Council Tax Band

We are advised that the property is assessed in Council Tax Band A

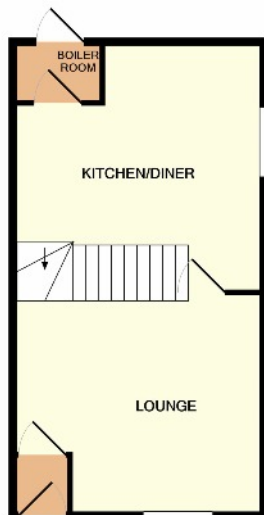
Energy Performance Certificate

We are advised that the property is assessed in Band E - 44 to 74.

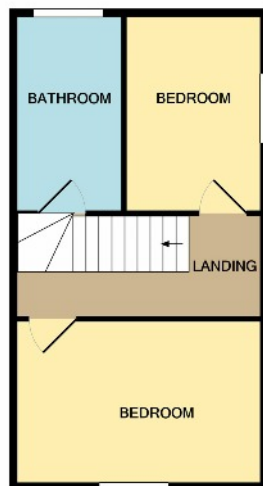
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in a popular residential area, convenient for access to all the usual local amenities.

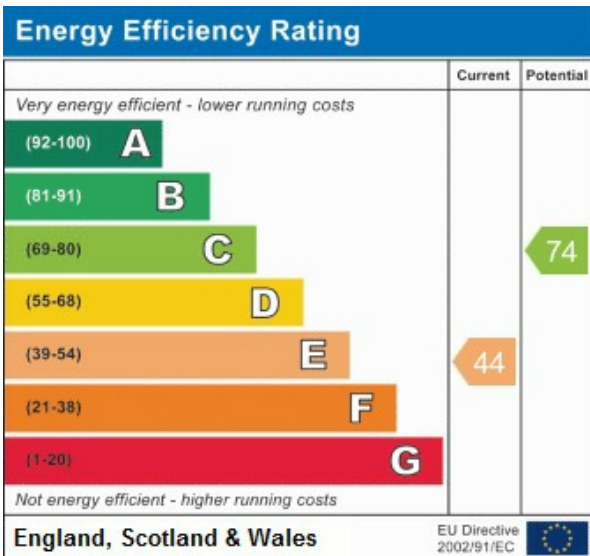


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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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