

Manchester Road
Rochdale OL11 4HY



**WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT
WITHIN WALKING DISTANCE OF ROCHDALE TOWN CENTRE.**



BARTON KENDAL are pleased to offer for sale this well presented two bedroom first floor apartment to be sold with a sitting tenant, and is currently achieving £600pcm offering a good yield to investors. The living accommodation is spread across two floors and briefly comprises a fitted kitchen, three piece bathroom suite, lounge with dining area along with a good sized double bedroom. To the 2nd floor, there is a large attic bedroom with skylights and an en-suite WC. The property is situated within walking distance of Rochdale Town Centre and all the usual amenities. Street parking is readily available directly outside.

****PLEASE NOTE THIS PROPERTY IS TO BE SOLD WITH A SITTING TENANT AND IS AVAILABLE FOR VIEWING TO INVESTORS ONLY**.**

OFFERS INVITED IN EXCESS OF £82,500

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

HALLWAY

Ground level entrance with access to first floor living accommodation, Carpeted throughout with Cloakroom area and shoe storage.

FIRST FLOOR

LANDING

LOUNGE – 6.09m x 4.41m max (20'0" x 14'6")

Spacious main lounge with dining area and access to attic bedroom, Carpeted throughout with neutral décor.

BATHROOM – 2.71m x 1.77m (8'11" x 5'10")

Three piece bathroom suite comprising low level WC, pedestal wash hand basin and shower cubicle, tiled flooring and part tiles walls - LED lighting.

KITCHEN – 3.80m x 1.75m (12'5" x 5'9")

Fitted kitchen comprising a range of wall and base units with complementary work surfaces - Appliance and key features include single oven, gas hob, extractor hood with brushed chrome splashback and double stainless steel sink unit with mixer tap, laminate flooring and LED lighting.

BEDROOM ONE – 3.66m x 2.77m (12'0" x 9'1")

Good sized double bedroom with neutral décor, carpeted throughout.

STORAGE

SECOND FLOOR

BEDROOM TWO – 5.40m x 3.78m (17'9" x 12'5")

Large and well presented attic bedroom with double skylights and en-suite WC, carpeted throughout with neutral décor and LED lighting.

EN-SUITE WC

Two piece en-suite WC comprising a pedestal hand wash basin and low level WC, tiled flooring.

EAVES STORAGE

EXTERNAL

Externally, the property is situated on a large plot, with sizeable gardens to both the front and rear with well stocked borders and patio areas. Within walking distance of Milnrow centre, and all the usual amenities including shops, bars and well regarded schools. The motorway network is within close proximity.



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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 ©2023



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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 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