

Palmerston Way, Balderstone OL11 2WJ

Asking Price £180,000



ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented 2 bedroom semi detached home in the popular Balderstone area. Built in 2019, the property is ideally located off Oldham Road surrounded by all local amenities such as shops, restaurants and Balderstone Park. Highly regarded schools are a stones throw away including St Mary's COE Primary School and Lower place Primary School. The property offers an excellent opportunity for first time buyers or investors alike.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

Internally the accommodation briefly comprises a lounge, kitchen, 2 generous bedrooms and a 3 piece family bathroom suite.

Externally the property features off street parking and a beautifully presented rear garden featuring a stylish decking area for outdoor dining and entertaining.

Lounge

A family living room featuring a stylish media wall and fitted shelving. There is a large storage cupboard, carpets and vertical blinds to the front.

Kitchen/Diner

A modern fitted kitchen with an integrated oven, gas hob and extractor fan and stainless steel sink bowl with drainer. The flooring is laminate and there are UPVC double patio doors leading out into the rear garden. The kitchen has been enhanced with LED lighting underneath the units and a feature panelled wall. There is also a large pantry cupboard which was previously a downstairs WC and still has plumbing in place to convert it back if required.

Master Bedroom

A generous double bedroom with stylish panelled walls behind the bed frame and built in storage over the bulkhead. Carpets are fitted throughout.

Bedroom 2

A second double bedroom with laminate flooring and a fitted roller blind.

Bathroom

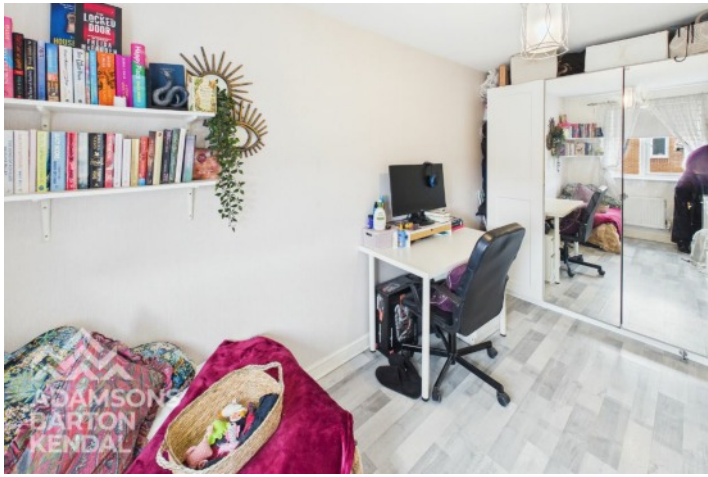
A modern 3 piece family bathroom suite featuring linoleum flooring , a bath with overhead shower , WC and wash hand basin.

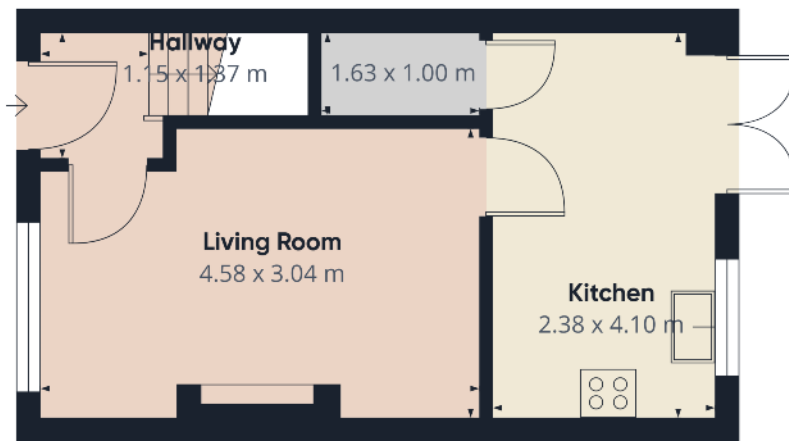
Externally

The property benefits from a well maintained lawn to the front as well as a double driveway. To the rear, the garden has been enhanced with a built decking area, perfect for outdoor entertaining in the summer months and a patio area. There is also a large storage shed located on the lawn.

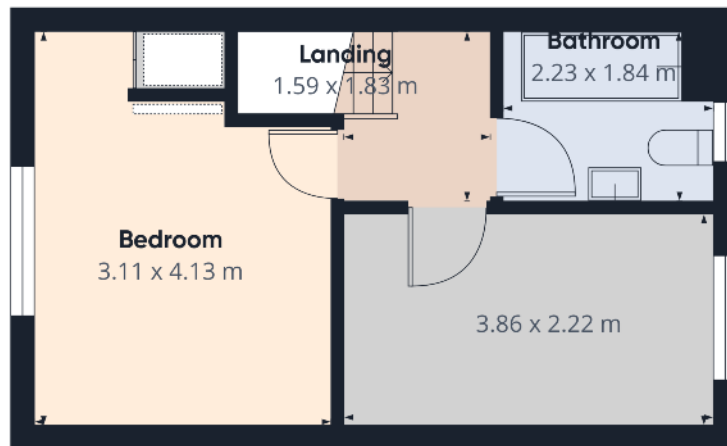








Floor 0



Floor 1

Approximate total area⁽¹⁾
53.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Additional Information

Council Tax Band - B

Energy Performance Cert - B83

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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