ADAMSONS BARTON KENDAL

Leyton Street, Rochdale OL12 0AW

Offers Over £225,000



ADAMSONS BARTON KENDAL are delighted to present this beautifully extended three bedroom mid terraced family home, ideally positioned on the doorstep of Rochdale town centre and surrounded by a wealth of highly regarded local amenities. Immaculately presented throughout and offering a particularly appealing rear extension, this fantastic property provides spacious and versatile family accommodation, making it an excellent choice for first time buyers, young families and those looking for a home that is ready to move straight into.

Viewing Recommended

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

The property enjoys a superb location close to the popular Syke Common, with beautiful countryside walks right on the doorstep, whilst Rochdale town centre is only a short walk away. The nearby amenities include the Riverside shopping centre, leisure centre, metro link and railway station, with excellent public transport links also readily accessible. The combination of town and countryside on the doorstep makes this a highly desirable location.

Internally the accommodation briefly comprises a welcoming large lounge, useful extended entrance porch, an impressive open plan kitchen/diner extension, creating an excellent social and family space. To the first floor there is a generous master bedroom with an en suite shower room, two further well proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from beautifully landscaped gardens, offering excellent kerb appeal and an attractive outdoor space to enjoy. To the rear is a particularly useful converted outhouse, currently arranged as a fantastic home bar to one end with a separate storage area to the other, providing additional versatility for modern family life. On street parking is available and the property is also alarmed.

Situated in a fantastic location, presented in turn key condition and offering surprisingly spacious accommodation thanks to the rear extension, this is a wonderful opportunity to acquire a superb family home at a competitive price.

Early viewing is highly recommended to fully appreciate the quality, space and fantastic location this gorgeous home has to offer.









ACCOMMODATION

Living Room - 4.21 x 4.24 metres - A characterful lounge with a stacked - stone fireplace wall, wooden mantel and black multi fuel/ wood burning stove, complemented by exposed stone and brickwork, laminate flooring and a vertical radiator.

Kitchen - 4.15 x 2.99 metres - A beautiful modern kitchen featuring high gloss cabinetry, quartz worktops and laminate flooring, with a belling double oven and grill, microwave, dishwasher, washing machine and freestanding fridge freezer. There is a large built in corner pantry cupboard and a modern breakfast bar.

Dining Room - 3.08 x 4.11 metres - Extended dining area featuring a vaulted white ceiling, two large Velux windows and an industrial - style pendant light, with French doors opening directly onto the patio and garden and laminate flooring.

Master Bedroom - 3.29 x 4.21 metres - A spacious master bedroom featuring large fitted wardrobes with slatted wooden doors, grey carpeting and vertical blinds, complemented by a modern en suite shower room.

En Suite -0.85 x 2.18 metres - A modern en suite featuring a white pedestal wash basin, corner glass shower enclosure and chrome heated towel rail, complemented by PVC wall panels with a subtle diamond effect sparkle finish.

Bedroom 2- 2.03 x 2.99 metres - A double bedroom overlooking the rear garden , featuring fitted wardrobes with wooden slatted doors and carpeted flooring.

Bedroom 3 - 1.83 x 3.32 metres - Currently used as a home office but offers a single bedroom with fitted wardrobe with slatted doors, finished with grey carpeting and vertical blinds.

Bathroom - 2.10 x 1.67 metres - A modern 3 piece family bathroom featuring a ceramic wash basin, P-shaped bath with an over head shower and a curved glass screen and a WC, complemented by black sparkle shower panels and mosaic style wall tiles.

Landing - 0.80 x 3.09 metres - A carpeted landing with a large storage cupboard providing shelving and housing the tumble dryer, plus access to a part- boarded loft via a drop down ladder.

Bar - 3.07 x 3.55 metres - A thoughtfully converted outhouse with power and light, featuring laminate flooring and a fitted bar.

Externally

A beautifully landscaped , tiered rear garden featuring decking and an Indian stone patio ideal for outdoor entertaining. Further benefits include an outhouse with half bar and half storage, an additional wood storage shed and a hose pipe.

To the front, an attractive entrance with a porch featuring a composite front door and a well maintained front garden with a porcelain tiled patio and planting areas.






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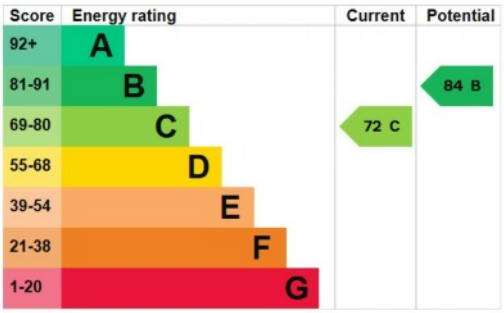






Additional Information

Council Tax Band - B
Energy Performance Cert - C72
Tenure - Leasehold



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