

ADAMSONS

ESTATE AGENTS

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18 LEYTON STREET SYKE ROCHDALE



A well presented 2 bedroomed mid-terraced house situated on a quiet street off Syke Common. Ideally located on the doorstep of rural moorland yet only minutes from Rochdale town centre and motorway access. The property benefits from modern improvements including uPVC double glazing, combi gas central heating and DPC injection. Ideal for first time buyer. Viewing essential to appreciate accommodation and location.

Directions

From Rochdale town centre, take the Whitworth Road at the 2nd mini-roundabout turn right into Fieldhouse Road. Continue along and turn left into Dewhirst Road. Leyton Street is the 2nd left turning and No. 18 is on your left hand side.

£79,950

109 Yorkshire Street • Rochdale • Lancashire OL16 1YJ

Tel: **01706 522424** • Fax: 01706 350833

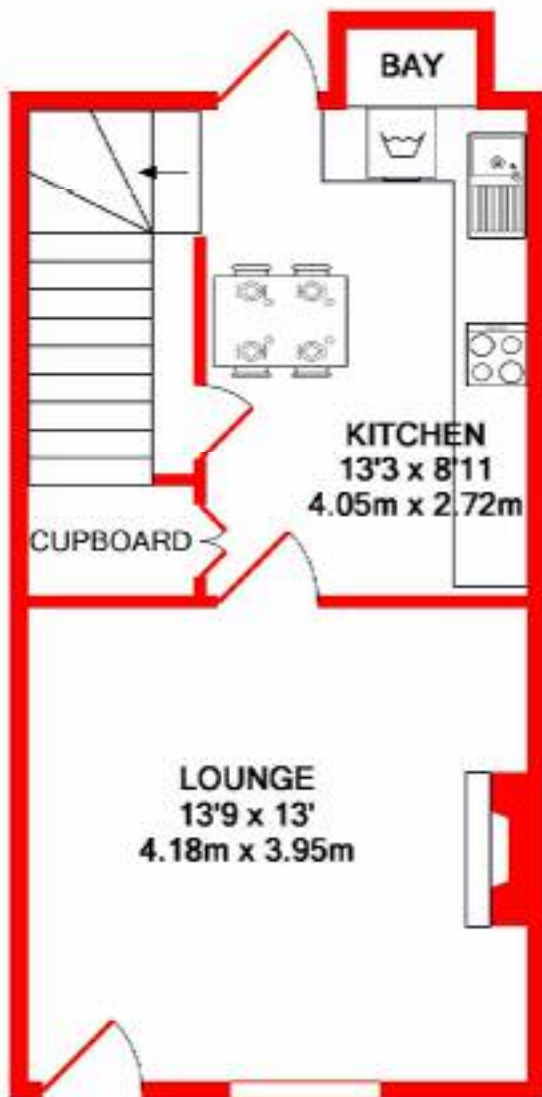
Email: sales@adamsons-estates.co.uk

Regulated by RICS

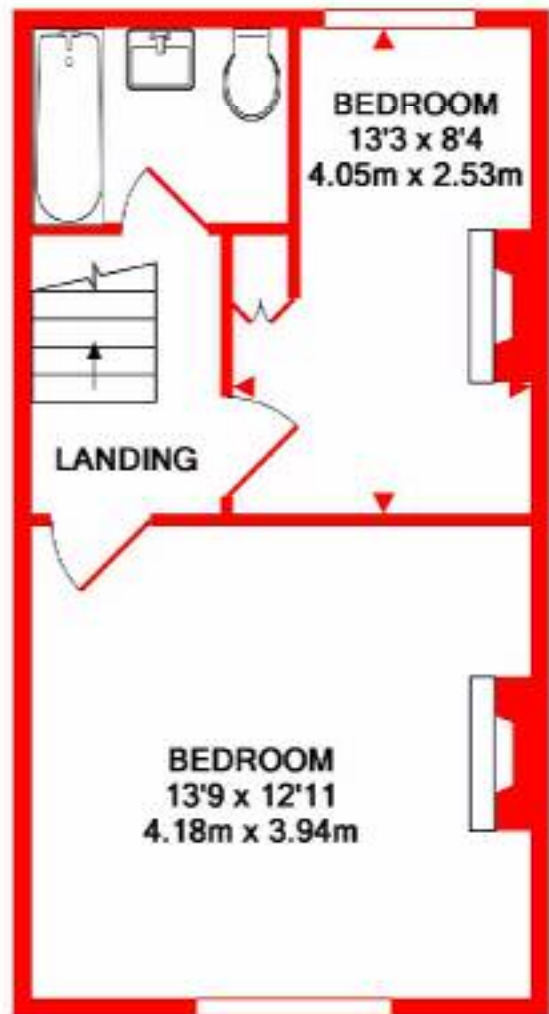
Partners: *Graham Adamson • Nigel Adamson BSc MRICS*

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Floor Plan



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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GROUND FLOOR

Lounge

Good sized lounge with laminate flooring. Wall lights with dimmer switch to sides of chimney breast. Glazed door to kitchen.



Kitchen

Fitted wall and base units including glass display wall unit. Plumbed for automatic washer. Bay window overlooking rear yard. Room for dining table. Access to cellar.



Cellar

Cellar under part of property with light. Ideal for storage.

FIRST FLOOR

Bedroom 1

Double bedroom with laminate flooring and fitted wardrobe to alcove.



Bedroom 2

Good sized room with store cupboard. Overlooking rear yard.



Bathroom

Combined suite in white with bath, WC and washbasin and fully tiled walls.



EXTERNALLY

Private Yard

Well maintained rear yard with borders includes timber storage shed.



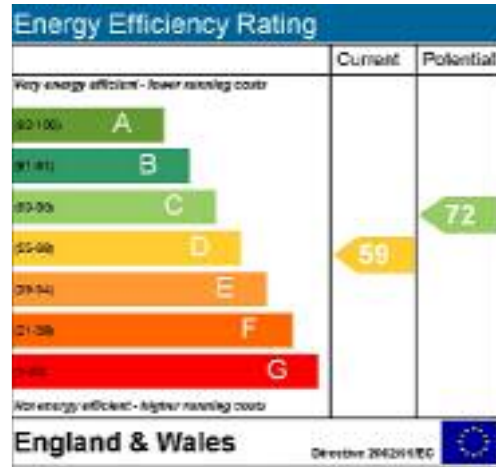
GENERAL

Gas central heating

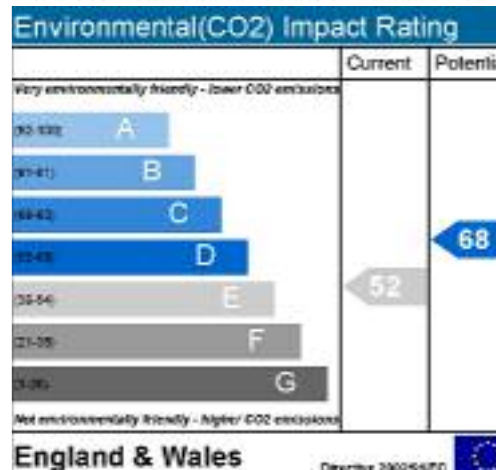
Council Tax Band "A"

Post Code OL12 0AW

ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Viewing by appointment via agent on (01706) 522424

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