

ADAMSONS

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3 ROSE AVENUE NORDEN ROCHDALE



A spacious 2 bedroomed terraced property for sale on this sought after avenue, situated just off Hutchinson Road. Rarely do properties come onto the market on this unique and attractive terrace lined with trees and lawns. Comprises: vestibule, lounge, dining-kitchen, small conservatory (utility), 2 bedrooms + bathroom. uPVC double glazed and gas central heating (back-boiler). Externally the property has a small forecourt garden to the front and private yard at the rear with brick built outhouse adapted for utility purposes with power and light.

Directions

Proceed along Edenfield Road(A680) away from Rochdale. Pass through Norden village. A bus terminus/layby can be found on your left immediately after the village centre. Turn left into Hutchinson road immediately after the bus terminus. Rose Avenue is the first turning on the right. Number 3 is on the left.

£114,950

109 Yorkshire Street • Rochdale • Lancashire OL16 1YJ

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

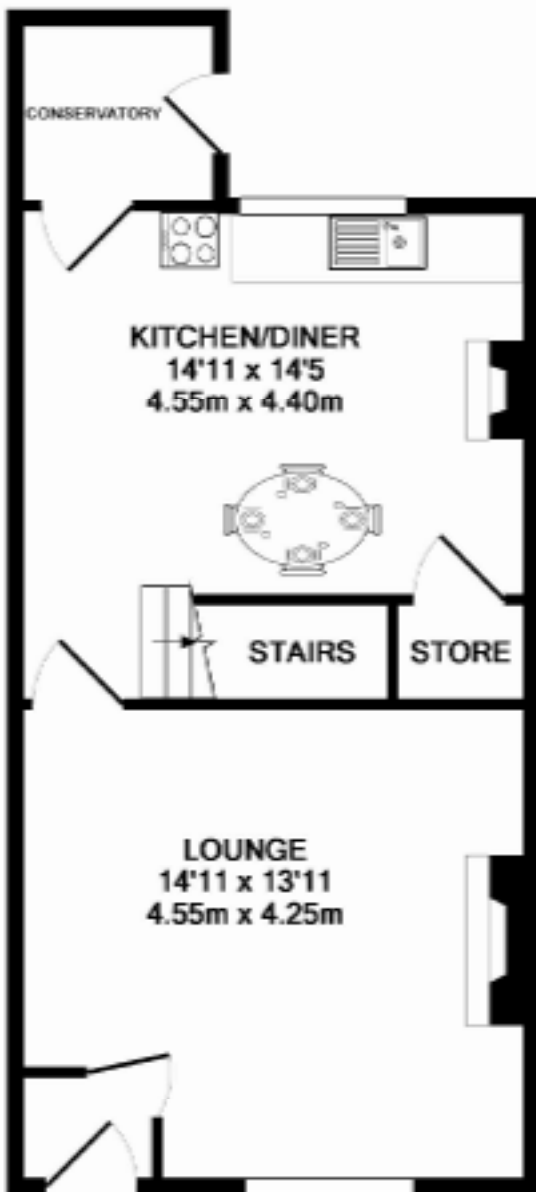
Email: sales@adamsons-estates.co.uk

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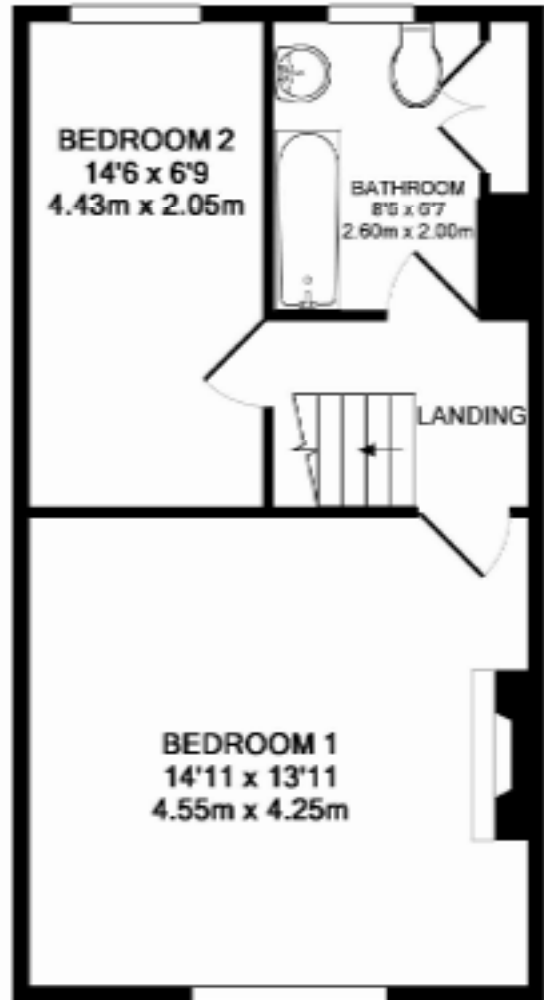
Partners: *Graham Adamson • Nigel Adamson BSc MRICS*

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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

Vestibule

A vestibule separates the lounge from the external door. A glazed inner door leads to the lounge.

Lounge

Good sized front lounge with coved ceiling and decorative ceiling rose. Electric fire & 2 radiators. Glazed door leading to kitchen.



Kitchen

Large kitchen with room for dining table. Traditional style wall and base units. Plumbed for washing machine. Additional storage / pantry under stairs.



Conservatory

A small conservatory can be accessed via the kitchen door. Suitable for utility purposes or greenhouse for potted plants etc.

Bedroom 1 - front

Large sized double bedroom, overlooking Rose Avenue terrace providing pleasant aspect. Fitted matching wardrobes and vanity unit.



Bedroom 2 – rear

Overlooking rear yard, with view to moorland beyond neighbouring properties.



Bathroom

Part tiled bathroom with matching 3 piece suite. Airing cupboard containing water cylinder.



View from first floor



EXTERNALLY

Front – Small forecourt garden with flower borders providing attractive quaint aspect.



Rear – Rear private yard with brick built outhouse adapted for utility and workshop with power and light. Brick built boundary wall and gate to alleyway.

GENERAL

Gas central heating
uPVC Double Glazed
Post Code OL11 5UA
Council Tax Band “B”

ENERGY PERFORMANCE CERTIFICATE

Address: 3, Wood Street, ROCHDALE, OL11 5UA
EPC Ref: 046-089-429-429-3215



Viewing by appointment via agent on (01706) 522424

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