



8

## Bowness Avenue

Cutgate Rochdale OL12 7DN

Offers in excess of £115,000

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# 8 Bowness Avenue

Cutgate Rochdale

Offers in excess of £115,000

- Traditional Townhouse
- 2 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Double glazed Windows
- Garden to the Rear



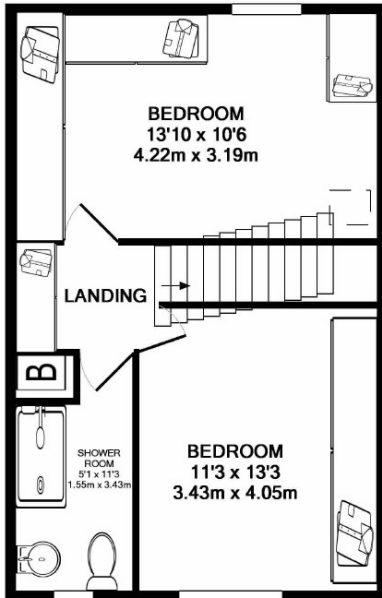


TRADITIONAL, WELL PRESENTED 2 BEDROOMED MID TOWNHOUSE with 2 reception rooms, which is situated in a quiet cul-de-sac, close to all local amenities and is an ideal prospect for a First Time Buyer/ young family or persons looking to downsize. The property which has been extended also has the benefit of gas central heating and double glazed windows. A room has also been created within the loft space which can be accessed from the 2nd bedroom and will provide additional storage/dressing area. It has mature, well maintained gardens to the rear and a driveway providing off road parking to the front.

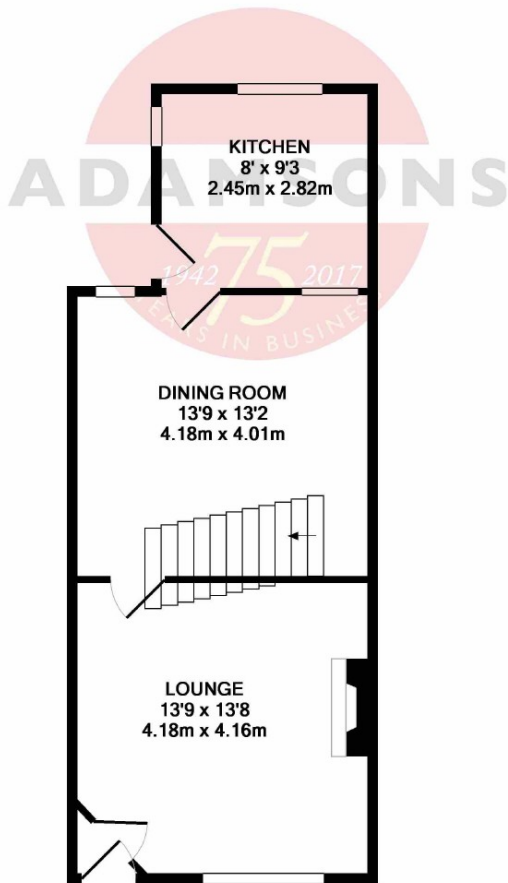
The accommodation comprises ENTRANCE VESTIBULE leading to the LOUNGE with fitted gas fire and feature surround, radiator and upvc double glazed doors leading to the DINING ROOM; radiator and staircase leading to first floor; KITCHEN; with single drainer stainless steel sink unit, fitted wall and base units, plumbing for automatic washer, pvc double glazed window and door leading to rear garden. To the FIRST FLOOR the landing gives access to BEDROOM 1 with fitted robes, radiator and double glazed window; BEDROOM 2 with fitted robes, radiator and double glazed window. There is a loft ladder which leads to a loft space which has been boarded with Velux window to provide additional storage/dressing room area; SHOWER ROOM/W.C COMBINED with w.c, wash hand basin and walk in shower cubicle, lino floor covering, radiator, double glazed window and storage cupboard housing the central heating combi boiler; OUTSIDE the paved driveway to the front provides off road car parking. The shared passageway to the side of the house gives access to the paved and bordered garden at the rear.

We understand the property to be LEASEHOLD and subject to a ground rent of approx £9per annum (to be confirmed by solicitors) ALL MAINS SERVICES ARE CONNECTED and the property is heated via a modern Gas Central Heating boiler. COUNCIL TAX BAND 'B'. EPC RATING TBC.

The property is situated on a popular cul-de-sac within the Cutgate area of Rochdale, close to all local amenities, good schools and with good access to the main bus route running from Rochdale to Bury Centres.



1ST FLOOR



GROUND 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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