



19

Rooley Moor Road

Meanwood Rochdale OL12 7AX

£75,000

www.adamsons-estates.co.uk

19 Rooley Moor Road

Meanwood Rochdale

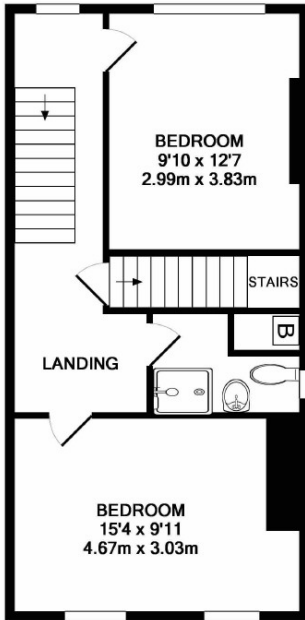
£75,000

- SEMI DETACHED
- 2 BEDROOMS
- LOFT CONVERSION
- 2 RECEPTION ROOMS
- CONVENIENT LOCATION

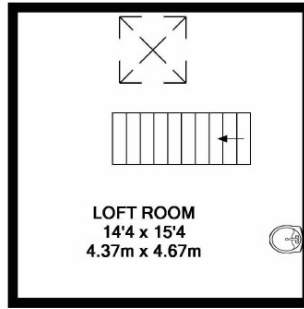
SUBSTANTIAL SEMI DETACHED HOUSE which has a **PROMINENT POSITION** on Rooley Moor Road and has the benefit of 2 bedrooms at the first floor along with an attic conversion at the 2nd floor. The property has 2 reception rooms and a fitted kitchen by way of an extension to the rear. Situated in a convenient location close to all local shopping and amenities and with good access on a direct bus route to Rochdale and Bury Town Centres.

The **ACCOMMODATION COMPRISES** an entrance vestibule leading to the **HALLWAY** with a staircase to the first floor. **LOUNGE** with feature fireplace. **DINING ROOM** at the rear which leads to the **KITCHEN** which has fully fitted wall and base units, single drainer sink unit, a gas hob with built in eye level oven and access to the **CELLER** extending under part of the property. **FIRST FLOOR** the large **LANDING** offers access to **TWO** double bedrooms and a **SHOWER ROOM** with w.c, wash hand basin and boiler/airing cupboard. The staircase gives access to the **SECOND FLOOR** attic room which offers additional living accommodation. **OUTSIDE** the property is pavement fronted with a paved yard to the rear. To the rear there is a right of way to the rear of no.19 from the side of no.17.

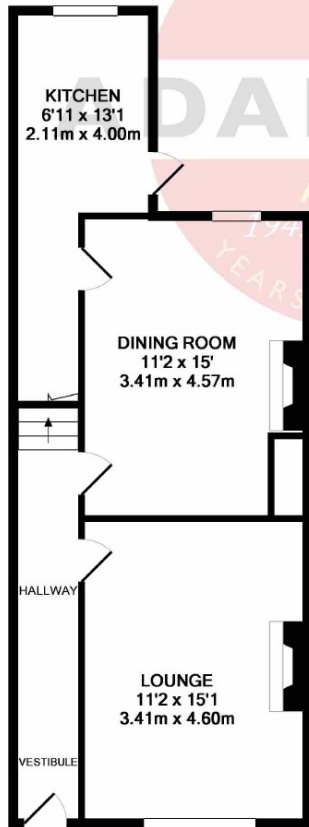
We understand the property to be **FREEHOLD** (to be confirmed by solicitors). **ALL MAINS SERVICES ARE CONNECTED**. The property is heated via **GAS CENTRAL HEATING**. **COUNCIL TAX BAND 'A'**. **EPC RATING 'D'**



1ST FLOOR



2ND 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
 Made with Metropix ©2018



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ
 T: 01706 522424
 E: sales@adamsons-estates.co.uk

Viewing by appointment via agent on 01706 522424

You may download, store and use the material for your own personal use and research. You may not publish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the

