

25 Milnrow Road | Rochdale



## A THREE BEDROOMED MID TERRACED HOUSE IN NEED OF UPGRADING AND RENOVATION



The subject property is situated in the centre of Rochdale, conveniently positioned for access to all the usual local amenities and offers well proportioned accommodation and provides an ideal opportunity for an investor/first time buyer.

**VIEWING STRONGLY RECOMMENDED  
VACANT POSSESSION AVAILABLE - NO CHAIN**

**ASKING PRICE : £39,950**

**To view this property contact:**

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

## THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Ground Floor

#### ENTRANCE VESTIBULE

#### HALLWAY

#### Front LOUNGE

4.4 x 3.2 metres (14'5" x 10'6")

#### Rear DINING ROOM

4.3 x 4.4 metres (14'1" x 14'5")

Cupboard under stairs

#### KITCHEN

3.8 x 1.8 metres (12'5" x 5'10")

### First Floor

#### LANDING

#### MASTER BEDROOM

4.0 x 3.4 metres (13'1" x 11'1")

#### BEDROOM TWO

3.9 x 2.5 metres (12'9" x 8'2")

#### BEDROOM THREE

3.9 x 1.9 metres (12'9" x 6'2")

#### SHOWER ROOM

Shower cubicle

#### Separate WC

Low level wc, wash hand basin

### Externally

There is a small forecourt area to the front and a communal rear garden area

## COUNCIL TAX BAND

We understand the property is in Council Tax Band A.

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

The subject property is situated in the centre of Rochdale, conveniently positioned for all the usual local amenities.

Proceed out of Rochdale along Drake Street, veering to the left up Oldham Road before turning left down Milnrow Road and you will find the property on the left hand side, visible by our prominent agency board.



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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(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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