



64 Darlington Road

Queensway | OL11 2LL



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Overview

- Semi-Detached House
- Three Bedrooms & Attic Room
- Fitted Dining Kitchen
- Large Lounge
- Gas Central Heating
- uPVC Double Glazing
- Potential For Off-Road Parking
- Popular Development
- Gardens To Front & Rear
- No Chain
- Ideal For First Time Buyers

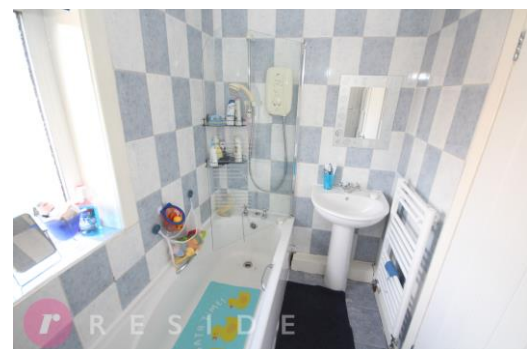
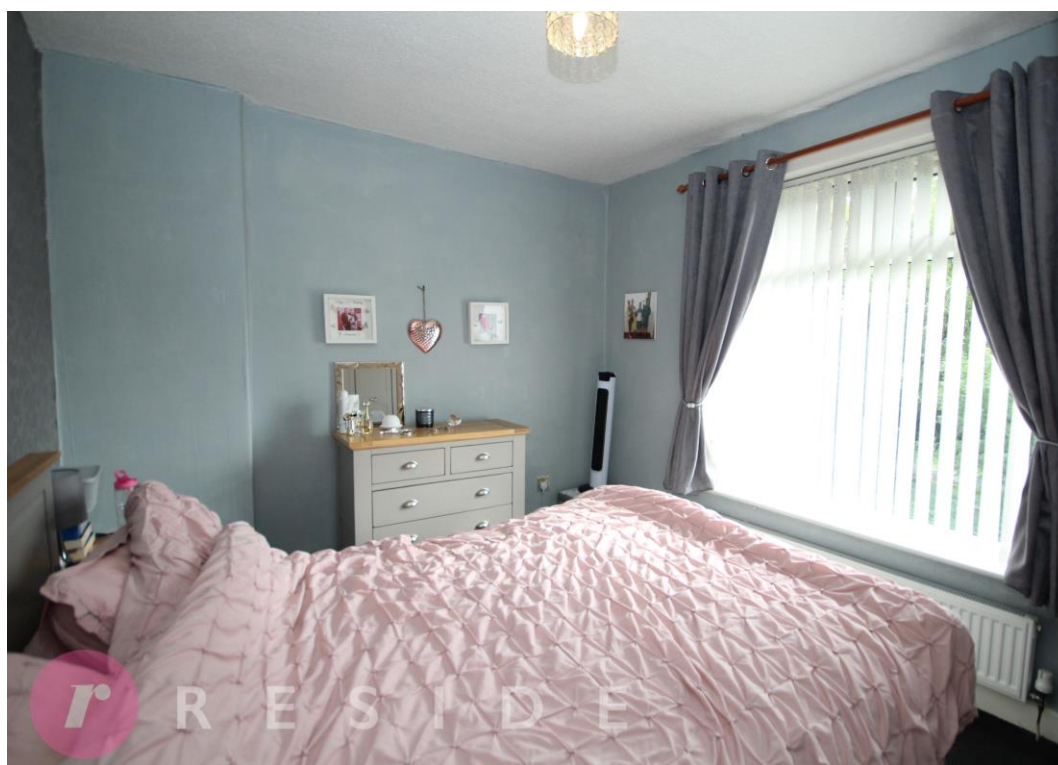


Three Bedroom Semi-Detached House On A Popular Development

A traditional semi-detached house with an extensive lawn garden situated on an extremely popular development within walking distance of the local train station and good local schools. Conveniently located only half a mile from access to the M62, the property also has excellent, local transport links including bus routes that help give easy access to Rochdale town centre and beyond.



Internally, the property offers ideal family living accommodation briefly comprising of an entrance hall, large lounge overlooking the rear garden, a beautiful dining kitchen with integrated appliances, three bedrooms, attic room and bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

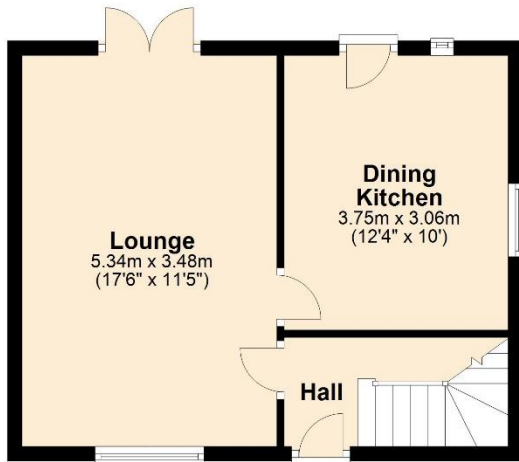


Set back from the road, the property has a good-sized garden at the front which could easily be converted into off-road parking. At the rear, an extensive lawn garden.

The property is Freehold!

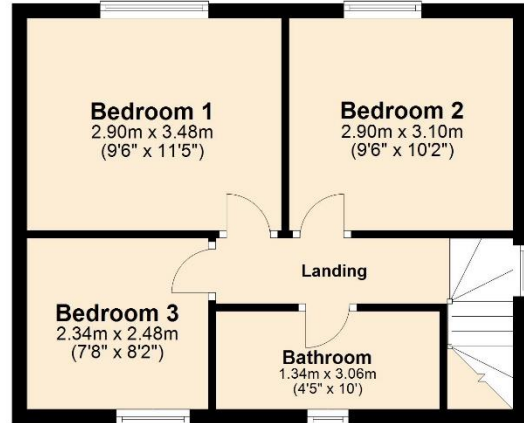
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.8 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".