



61 Waithlands Road

Kingsway | OL16 5EX



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Overview

- Semi-Detached House
- Three Bedrooms
- Spacious Dining Kitchen
- Extensive Rear Garden
- Gated Driveway
- Fitted Dining Kitchen
- Four-Piece Bathroom
- Popular Yet Convenient Location
- Freehold
- No Chain
- Ideal For Young Families



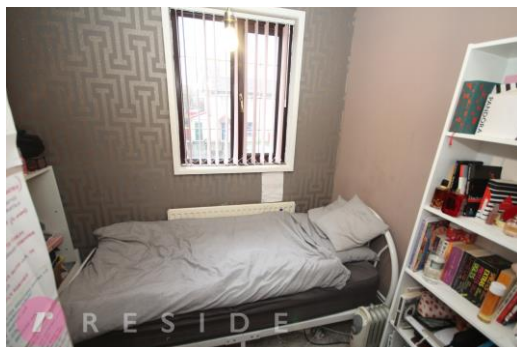
Three Bedroom Semi-Detached House In A Popular Yet Convenient Location

Situated in a popular yet convenient location, this traditional semi-detached house is located on the doorstep of excellent local amenities including good schools, supermarket and the Metrolink yet with easy access to Rochdale/Oldham town centres and the motorway network.



Internally, the home is well presented throughout whilst comprising of an entrance hall, lounge, fitted dining kitchen, three bedrooms and a four-piece bathroom.

The property benefits from having gas central heating and upvc double glazing throughout.

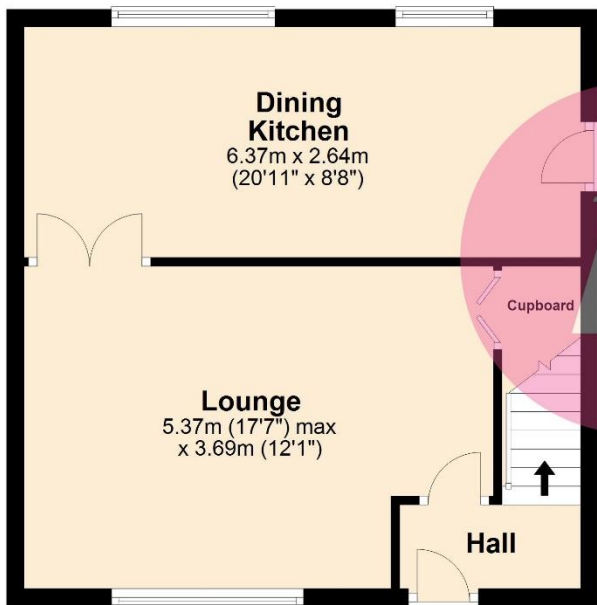


The property has a lawn garden to front with a gated driveway to the side. At the rear, a spacious lawn garden with a patio area.

The property is Freehold!

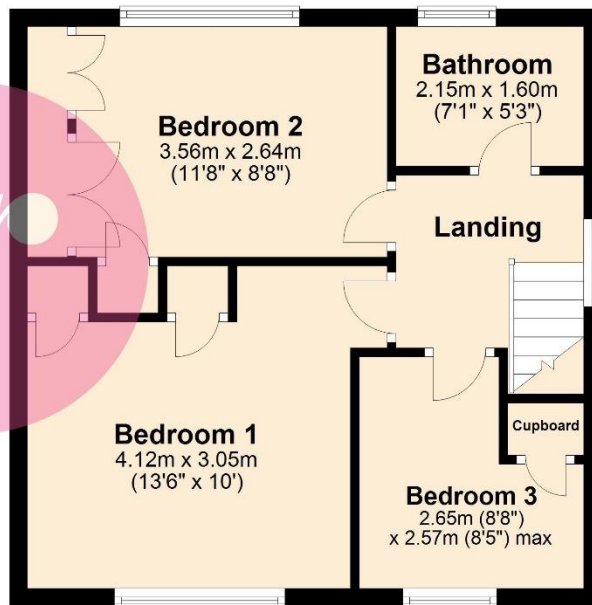
Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

"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".