



10 Rowan Close

Rooley Moor | OL12 7JL



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Overview

- Extended Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Area
- Three-Piece Shower Room
- Manicured Gardens
- Driveway, Car Port & Garage
- Gas Central Heating
- Double Glazing
- Potential To Extend Further
- Quiet Cul-De-Sac Location



Extended Three Bedroom Link-Detached House Located In A Quiet Cul-De-Sac On The Doorstep Of Norden Village

Located in a quiet cul-de-sac, the family home is also within walking distance of the open countryside and Greenbooth reservoir whilst also having easy access to Rochdale and Bury town centres and the motorway network.



Internally, the spacious home offers ideal family living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, fitted kitchen, garage / utility area, three bedrooms and a shower room. The property also benefits from having double glazing throughout and a new gas central heating boiler.



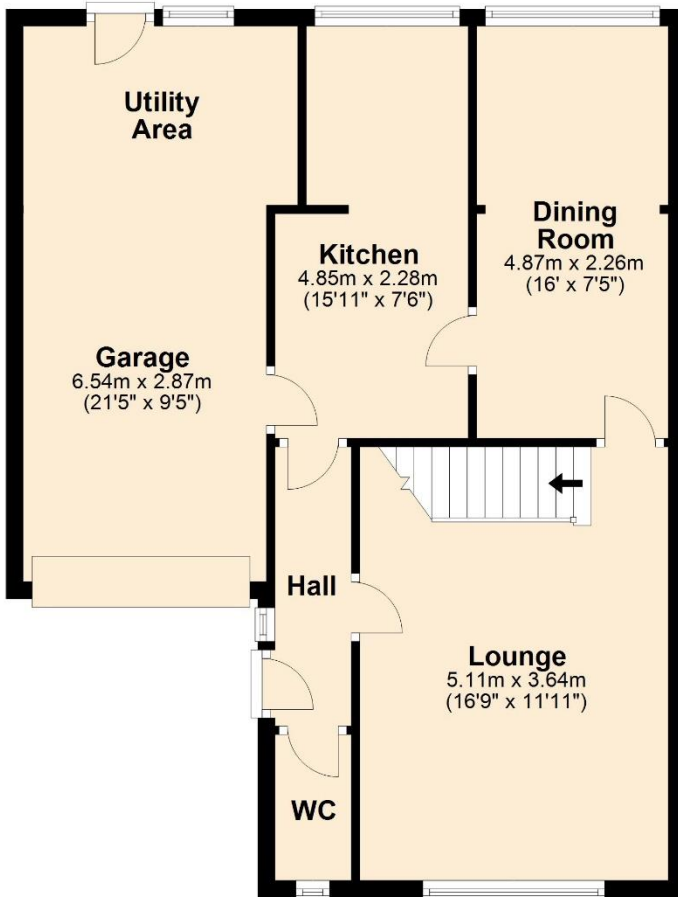
The home has well maintained gardens to the front and rear.

Manicured lawns are surrounded by flower beds and accompanied by a patio area. A driveway at the front boasts excellent off-road parking whilst also affording access to the garage.

The property is Freehold and has the potential to be extended further (subject to the relevant planning permissions).

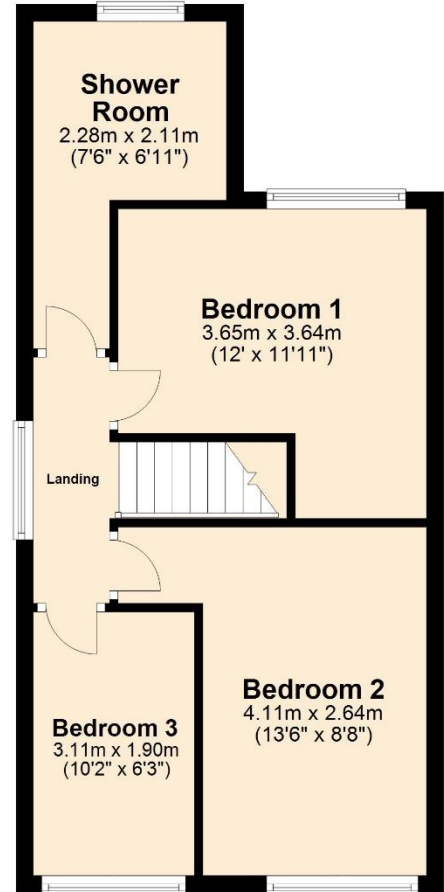
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.1 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."