



27 Hartley Street  
Passmonds | OL12 7NF





## Overview

- Semi-Detached House
- Three / Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Superb Conservatory
- Bathroom & En-Suite
- Gardens To Front & Rear
- Driveway To Side
- Popular Development
- Close To Local Amenities
- No Onward Chain



## Three Bedroom Semi-Detached House On A Popular Development Whilst Also Close To Local Amenities

Located on the doorstep of excellent local amenities including Cutgate precinct, Denehurst Park, Rochdale golf club, good schools and transport links yet with easy access to the motorway network.



Internally, the home offers spacious and versatile living accommodation briefly comprising of an entrance vestibule, hall, two reception rooms, fitted kitchen, superb conservatory, three / four bedrooms, en-suite and three-piece bathroom.

The property also benefits from having a new gas central heating boiler and upvc double glazing throughout.

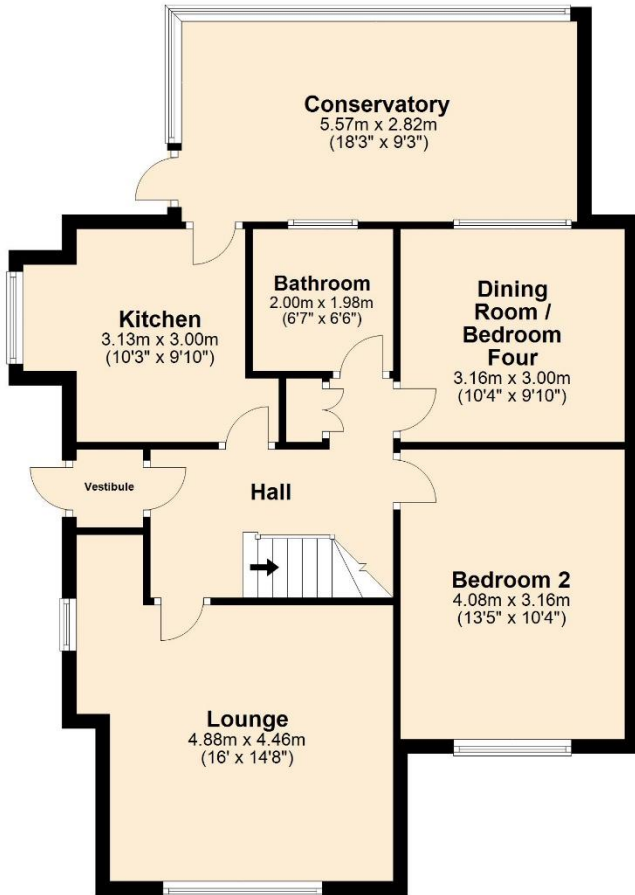


Set back from the road, the property has a garden at the front with a long driveway up the side of the home. At the rear, a spacious patio area leads to a tiered garden. Here, a large shed with power can also be found.



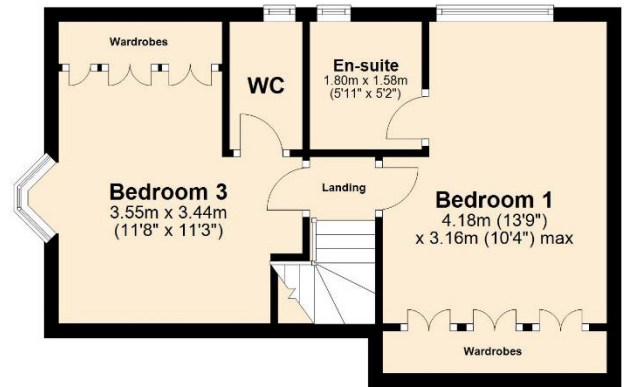
### Ground Floor

Approx. 80.6 sq. metres (867.7 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 115.6 sq. metres (1244.2 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."