



187 Rooley Moor Road

Meanwood | OL12 7EG



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Overview

- Mid-Terraced House
- Set Over Four Levels
- Spacious Dining Kitchen
- Back-To-Back
- Recently Refurbished
- Three Bedrooms
- Exposed Feature Beams
- Popular Yet Convenient Location
- Spacious Living Accommodation
- No Chain
- Ideal For First Time Buyers



Back-To-Back Four Storey Terraced House In A Popular Yet Convenient Location

Recently refurbished, this four storey mid-terraced house boasts spacious living accommodation. Situated in a popular yet convenient location within walking distance of good local amenities including Denehurst park, Greenbooth reservoir and Healey Dell nature reserve whilst also having easy access to Rochdale town centre and the motorway network.



Internally, this back-to-back property offers deceptively spacious family living accommodation comprising of an entrance hall, lounge, breakfast kitchen, three bedrooms and modern three-piece bathroom.

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

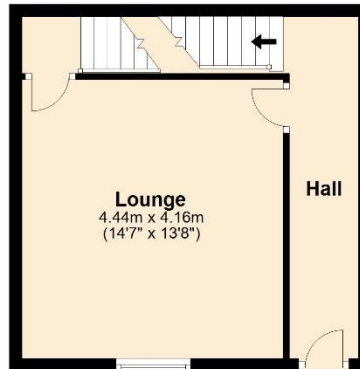


This is a back-to-back property, meaning there is no back garden. On-street parking can be found outside the front of the home.

The property is Leasehold!

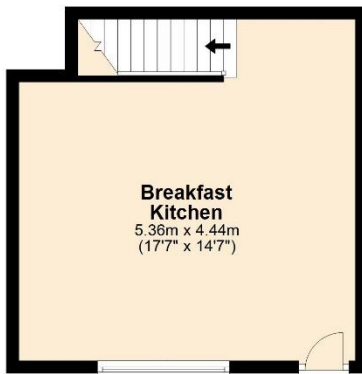
Ground Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



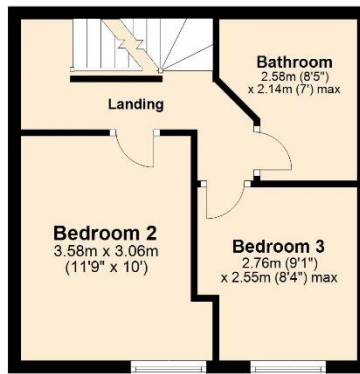
Lower Ground Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



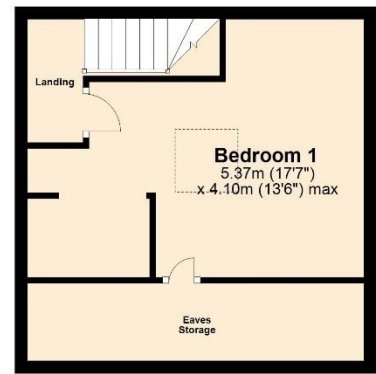
First Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



Second Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 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".