



186a Hill Top Drive

Kirkholt | OL11 2SB



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Overview

- Semi-Detached House
- Occupying A Corner Plot
- Three Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Downstairs WC
- Three-Piece Bathroom
- Driveway & Detached Garage
- South Facing Rear Garden
- NHBC Warranty
- Ideal For Young Families



Three Bedroom Semi-Detached House Situated On A Corner Plot

The property has been fitted with premium fixtures & fittings throughout whilst also boasting a landscaped South facing garden. Conveniently situated on the perimeter of a popular new development, the home is within walking distance of excellent local amenities, Metrolink and train station yet with easy access into Rochdale town centre and the motorway network.



Internally, the property has been extremely well-maintained throughout whilst boasting ideal first-time buyer living accommodation comprising of an entrance hall, downstairs wc, spacious lounge, fitted dining kitchen, three bedrooms and a three-piece bathroom.

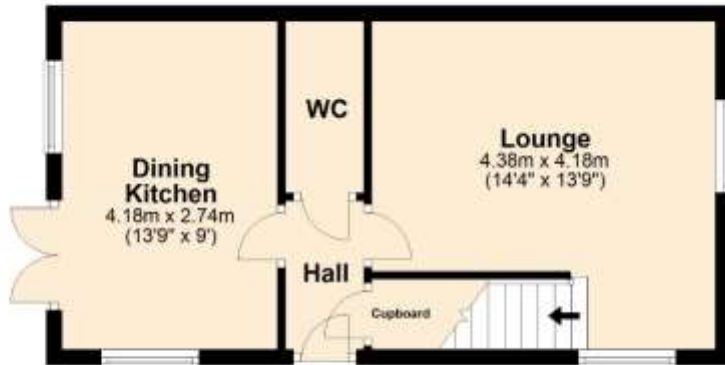
The property also benefits from having gas central heating and upvc double glazing throughout.



Occupying a corner plot on the perimeter of an extremely popular development, the property is set back from the road with a lawn garden at the front. The beautifully landscaped garden at the rear is South facing. The detached garage provides secure parking and additional storage, while the private driveway also offers parking.

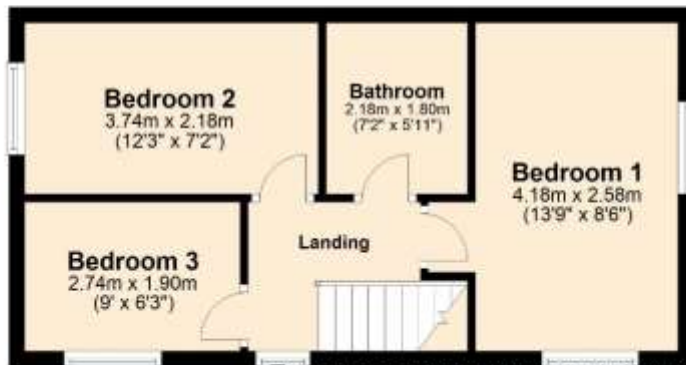
Ground Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

Outbuildings

Approx. 14.3 sq. metres (154.1 sq. feet)



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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."