



13a Newhouse Road
Hopwood | OL10 2NR

OIEO £300,000



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Overview

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Driveway With Integral Garage
- South Facing Rear Garden
- Bathroom & En-Suite
- Fantastic Potential
- Sought-After Location
- No Onward Chain
- Ideal Family Home



Four Bedroom Detached Family Home Situated In A Sought-After Location

Located on the doorstep of excellent amenities including schools, pubs, restaurants, Hopwood Park and only a short journey from Manchester Golf Club whilst still having easy access to Manchester city centre, Heywood/Middleton town centres and the motorway network.



Internally, this ideal family home boasts spacious living accommodation briefly comprising of an entrance hall, downstairs wc, two reception rooms, fitted kitchen, rear porch, four bedrooms, bathroom and en-suite.

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



The property affords ample off-road parking as well as secure parking with the integral garage. The garden at the rear is South facing and well stocked with a patio and lawn with flower bed borders.

Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



Total area: approx. 116.8 sq. metres (1257.1 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."