



## 12 Birch View

Wardle | OL12 9PZ



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## Overview

- First Floor Apartment
- Two Bedrooms
- Open-Plan Lounge & Kitchen
- Juliette Balcony
- Modern Bathroom
- New Electric Heating System
- Communal Gardens
- Allocated & Visitor Parking
- Extremely Popular Development
- Ideal For First Time Buyers
- Close To Wardle Village



## First Floor Two Bedroom Apartment Situated On An Extremely Popular Development

Located on the cusp of Wardle village, this first floor apartment is also on the doorstep of local transport links including bus routes and train station with regular services to Manchester & Leeds.





Internally, the secure apartment is located on the first floor of the building and comprises of an entrance hall, open-plan lounge / kitchen with Juliette balcony, two bedrooms and a modern three-piece bathroom.

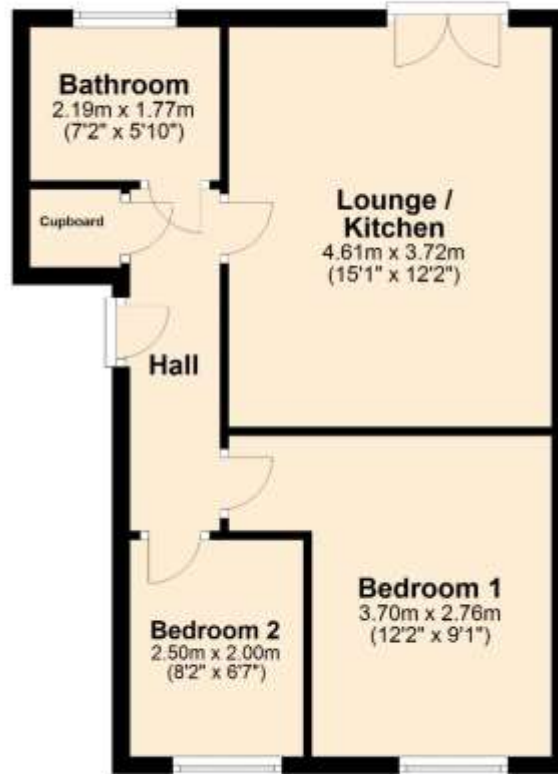
The apartment also benefits from having a new electric heating system and upvc double glazing throughout.



The property has communal gardens and allocated parking.

## First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 44.1 sq. metres (474.2 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".