



# 11 Spinners Green

Healey | OL12 6EJ



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## Overview

- Recently Refurbished
- Detached True Bungalow
- Two Double Bedrooms
- Brand New Kitchen
- Modern Shower Room
- Large Lounge / Dining Area
- Private Rear Garden
- Driveway To Side
- Detached Single Garage
- Quiet Cul-De-Sac Location
- No Onward Chain



## Recently Refurbished Two Bedroom Detached True Bungalow Set Within A Quiet Cul-De-Sac Location

Conveniently located on the doorstep of Syke Common & Healey Dell nature reserve whilst also within walking distance of excellent local amenities including schools, Rochdale centre, Metrolink, train station and the motorway network.



Internally, the true bungalow boasts new carpets & flooring throughout, in addition to a brand new kitchen with never been used appliances and a new three-piece shower room. The remaining accommodation comprises of a versatile lounge / dining area and two double bedrooms.

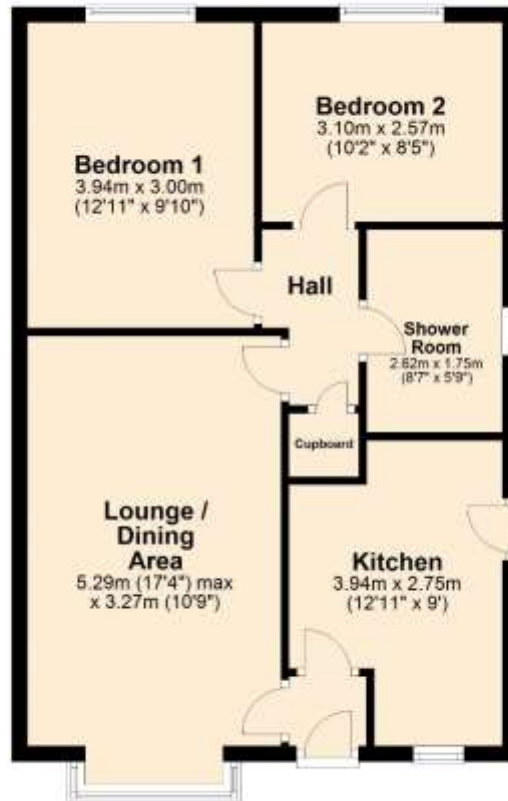
The property also boasts gas central heating and upvc double glazing.



The bungalow boasts ample off-road parking at the front & side. The driveway leads to a detached single garage at the rear, ideal for additional storage or secure parking. The gardens are well-maintained and provide the perfect space for outdoor activities and entertaining.

### Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



### Outbuilding

Approx. 10.9 sq. metres (117.3 sq. feet)



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

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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".