



65 Lisbon Street | Passmonds | Rochdale OL12 7AW

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Welcome to this delightful three-bedroom mid-terraced home, perfectly positioned in a sought-after central location. Offering an ideal blend of comfort and convenience, this property is perfect for first-time buyers or young families.

The ground floor features two generously proportioned reception rooms, filled with natural light, creating a warm and inviting space for relaxation and entertainment. The kitchen is well-appointed with integrated appliances, ample storage, and a workspace, where you can enjoy cooking.

Upstairs, you will find three bedrooms, each offering comfortable living space with plenty of natural light. The main bedroom is particularly spacious, providing a tranquil retreat at the end of the day. A modern, well-maintained family bathroom completes the first floor, offering convenience for the whole household.

Step outside to the private, south-facing rear yard – a perfect suntrap! This low-maintenance outdoor space is ideal for al fresco dining, gardening, or simply enjoying the sunshine in your own private haven.

Situated in a prime central location, this property benefits from excellent transport links, with local shops, schools, and Norden village just a short walk away.

This home combines practicality with charm, making it a must-see for those looking to settle in a well-connected area. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing!



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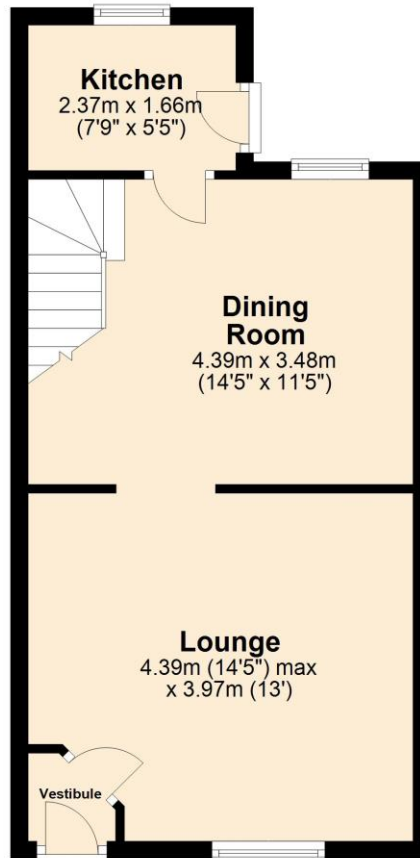


To view this property call Reside on **01706 356633**



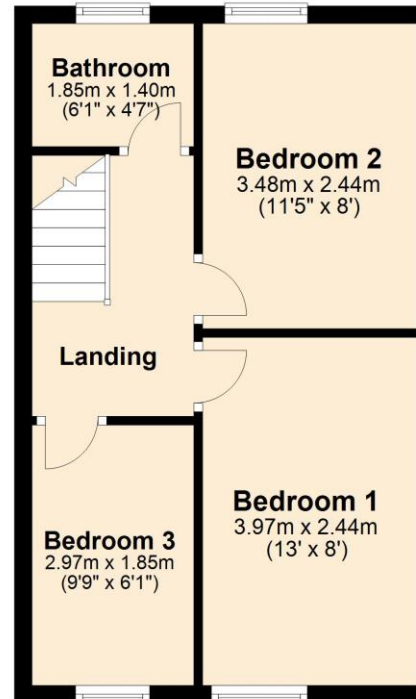
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 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".