



15 Linnet Hill

Half Acre | OL11 4DA



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Overview

- Detached Family Home
- In Need Of Modernisation
- Potential To Extend
- Four Bedrooms
- Three Reception Rooms
- Modern Family Bathroom
- Integral Double Garage
- Ample Off-Road Parking
- Expansive Rear Garden
- Quiet Cul-De-Sac Location
- No Chain

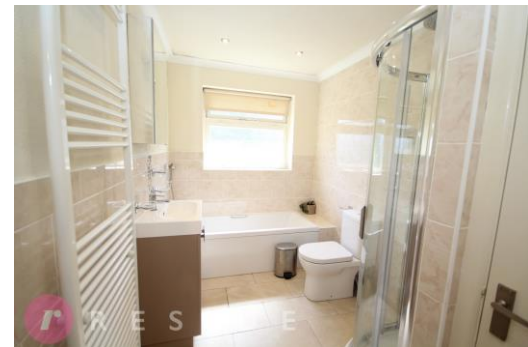


Are you looking for a project with fantastic potential?

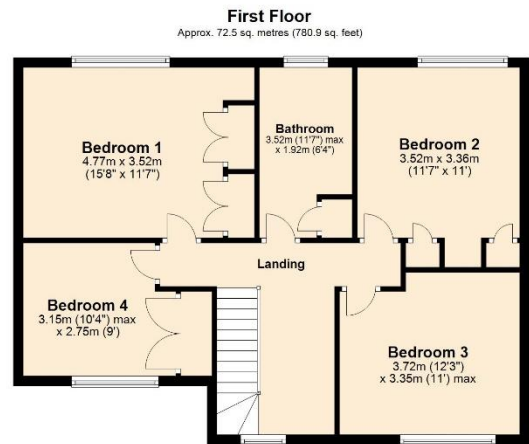
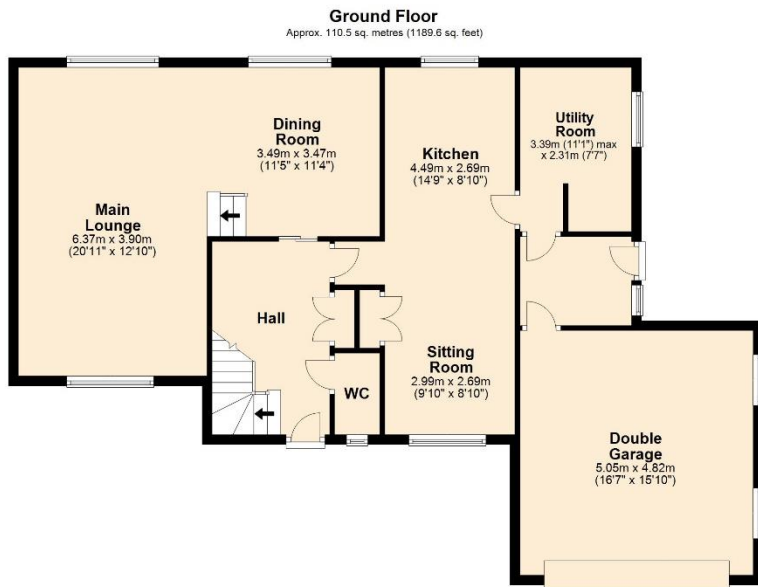
Situated in a sought-after location, this detached family home requires some updating and can easily be extended (subject to planning). The property is located within walking distance of Ofsted rated 'excellent' local schools, Bamford and Oulder Hill precincts, cafes, pubs and restaurants whilst having easy access to Rochdale/Bury town centres and the motorway network.



Internally, the family home could be your forever home with its spacious living accommodation comprising of an entrance hall, downstairs wc, three reception rooms, a fitted kitchen, utility room, double garage, four bedrooms and a modern four-piece bathroom. The property also benefits from having a gas central heating system and double glazing throughout.



Sitting on a generously sized plot, the property is set back from the road with a lawn and driveway at the front offering ample off-road parking as well as secure parking/storage in the double garage. The expansive garden at the rear is well-stocked with a lawn, shrubs and colourful flowerbeds.



Total area: approx. 183.1 sq. metres (1970.5 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".