



## 6 Bowness Avenue

Meanwood | OL12 7DN



# 6 Bowness Avenue

Meanwood | OL12 7DN



## Overview

- Extended Town House
- Two Double Bedrooms
- Fitted Kitchen
- Extensive Rear Garden
- Two Reception Rooms
- Potential For Off-Road Parking
- Three-Piece Shower Room
- Popular Yet Convenient Location
- Quiet Cul-De-Sac
- No Chain
- Ideal For First Time Buyers



## Three Bedroom Semi-Detached House In A Popular Yet Convenient Location

Situated on a highly sought-after and quiet cul-de-sac, extended mid-town house offers ideal first-time buyer living accommodation with fantastic potential. Situated in a popular yet convenient location, the property is within walking distance of good local amenities including Denehurst park, Greenbooth reservoir and Healey Dell nature reserve whilst also having easy access to Rochdale town centre and the motorway network.



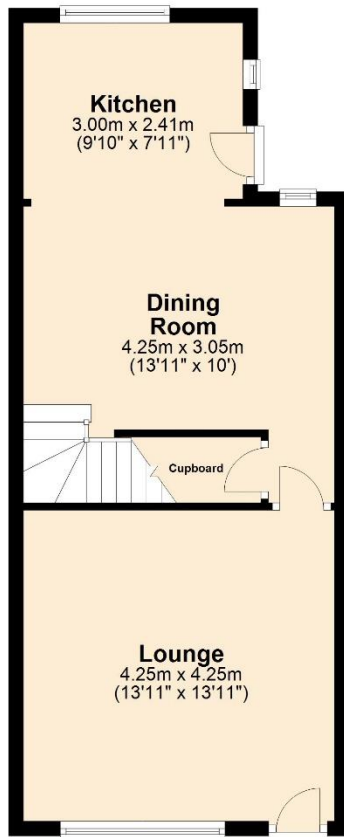
Internally, the property boasts ideal first-time buyer living accommodation comprising of two reception rooms, a fitted kitchen with appliances, two double bedrooms and a shower room.

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

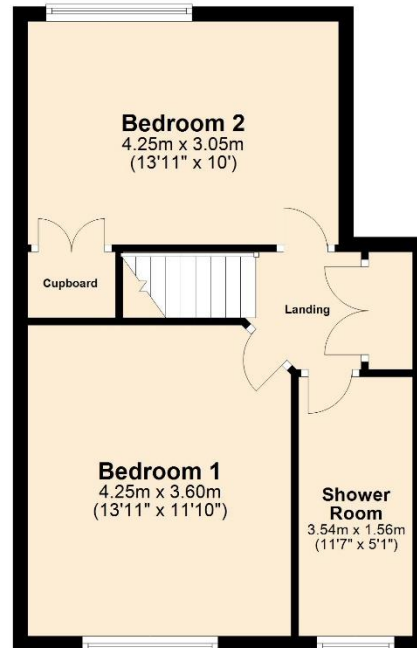


At the front of the property, a well-stocked garden that could easily be converted into off-road parking. At the rear, a low-maintenance South-West facing garden.

### Ground Floor



### First Floor



Reside Estate Agency  
Plan produced using PlanUp.

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

     rightmove Zoopla PrimeLocation.com

"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".