



# 16 Lowther Road

Queensway | OL11 2NE



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## Overview

- Semi-Detached House
- Two Double Bedrooms
- Fitted Dining Kitchen
- Large Lounge
- Gas Central Heating
- uPVC Double Glazing
- Off-Road Parking
- Popular Development
- Extensive Rear Garden
- No Chain
- Ideal For First Time Buyers



## Two Bedroom Semi-Detached House On A Popular Development

Located on a popular development, this semi-detached house boasts an extensive South facing rear garden and ideal first-time buyer living accommodation. Conveniently situated on the doorstep of excellent local amenities including the local train station and schools and located only half a mile from access to the M62, the property also has excellent, local transport links including bus routes that help give easy access to Rochdale town centre and beyond.





Internally, the well-presented property offers ideal first-time buyer living accommodation comprising of an entrance hall, lounge, fitted dining kitchen, two double bedrooms and a modern bathroom.

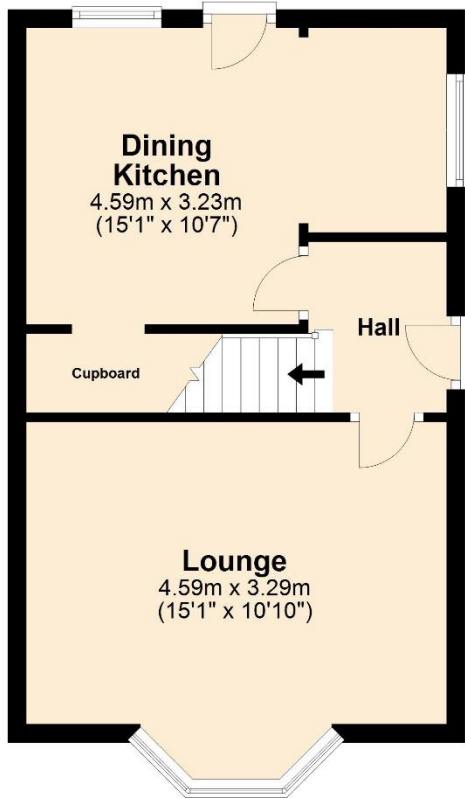
The property also benefits from having gas central heating and upvc double glazing throughout.



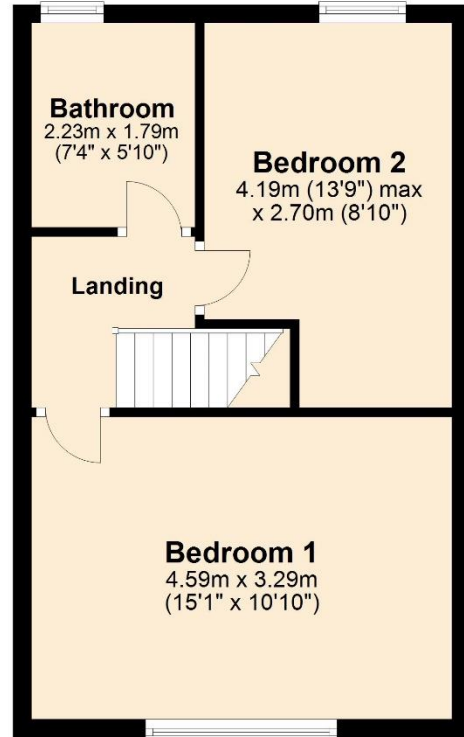
The property has a driveway to side and a garden to the front which could be easily changed into additional off-road parking. The extensive garden at the rear is South facing and boasts a large patio area and well-maintained lawn.

The property is Freehold!

## Ground Floor



## First Floor



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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".