



22 Heights Avenue | Cronkeyshaw | Rochdale OL12 6JL

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This charming detached bungalow offers spacious and versatile living accommodation, perfect for a variety of lifestyle needs.

Set in a peaceful residential area, the property boasts a bright and airy layout, enhanced by an attic room and separate wc that provides additional flexibility - ideal for use as a guest bedroom, home office, or hobby space.

Outside, the property is surrounded by a private garden with a patio area, ideal for relaxing or outdoor dining. The bungalow also benefits from off-street parking, and its location offers easy access to local amenities and transport links. This home provides a perfect blend of comfort and versatility, making it an attractive choice for growing families, downsizers, or those seeking single-level living with added space upstairs.

Upon entering, you are greeted by a welcoming hallway leading to a generous lounge that is flooded with natural light from the conservatory. The open-plan kitchen and dining area are perfect for entertaining, featuring modern fittings and ample storage. The ground floor also includes three well-proportioned bedrooms, each offering comfortable living spaces, and a contemporary family bathroom.



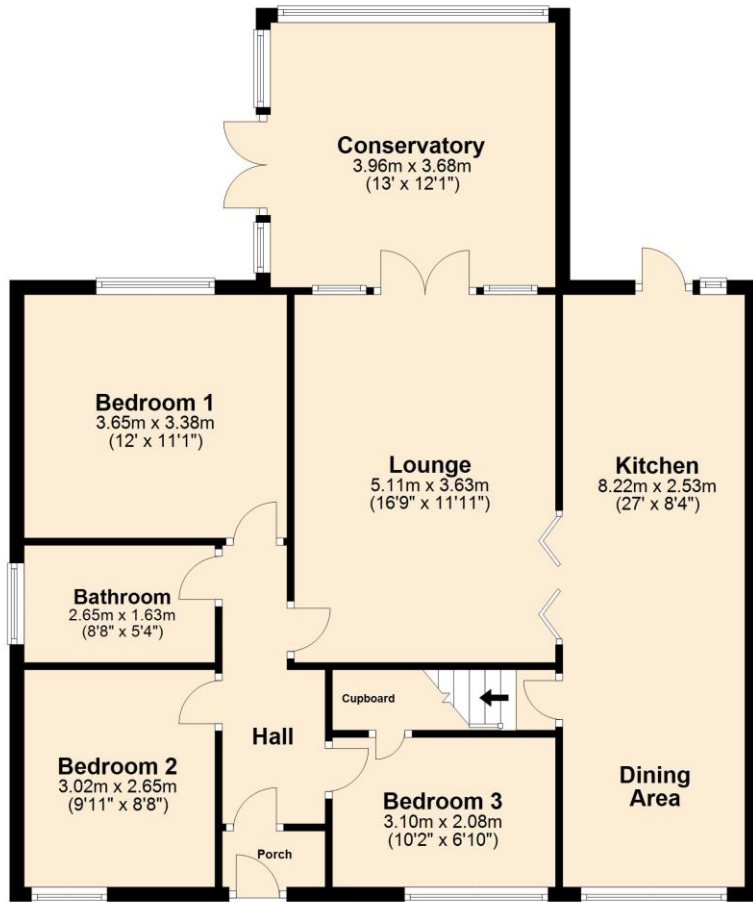


To view this property call Reside on **01706 356633**



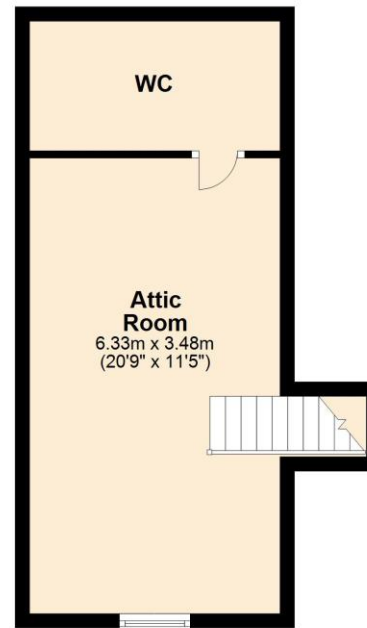
Ground Floor

Approx. 97.4 sq. metres (1047.9 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 127.0 sq. metres (1367.1 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".