



7 Balfour Road

Meanwood | OL12 7EH



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Overview

- Semi-Detached House
- Three Bedrooms
- Gas Central Heating
- Fitted Dining Kitchen
- Modern Shower Room
- Quiet Cul-De-Sac
- Off-Road Parking
- Popular Development
- Garden To Rear
- Convenient Location
- Ideal For First Time Buyers



Three Bedroom Semi-Detached House In A Popular Location

This delightful semi-detached house is located in a quiet location just off Rooley Moor Road. The hamlet of properties is conveniently situated on the doorstep of excellent local amenities including Cutgate precinct, Denehurst Park, Rochdale golf club, good schools and transport links yet with easy access to the motorway network.



Internally, the property is extremely well presented throughout and offers ideal first-time buyer living accommodation briefly comprising of an entrance hall, lounge, fitted dining kitchen, three bedrooms and a modern three-piece shower room. The property also benefits from having gas central heating and upvc double glazing throughout.

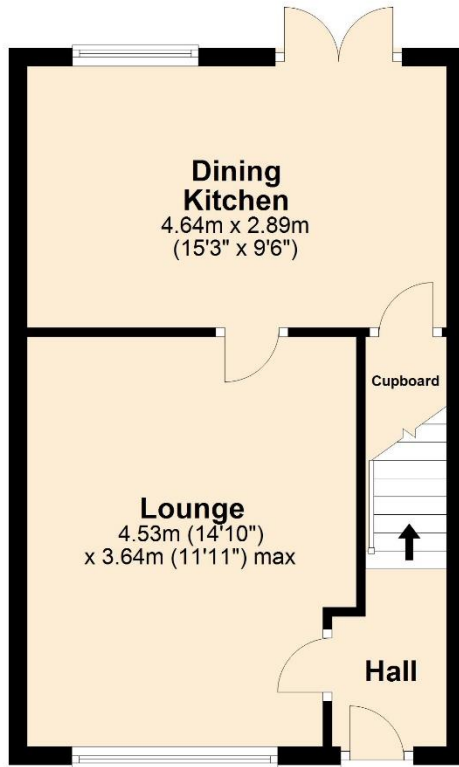


Lawn garden and driveway to front. At the rear, an enclosed lawn garden with patio and flower bed borders.

The property is Freehold!

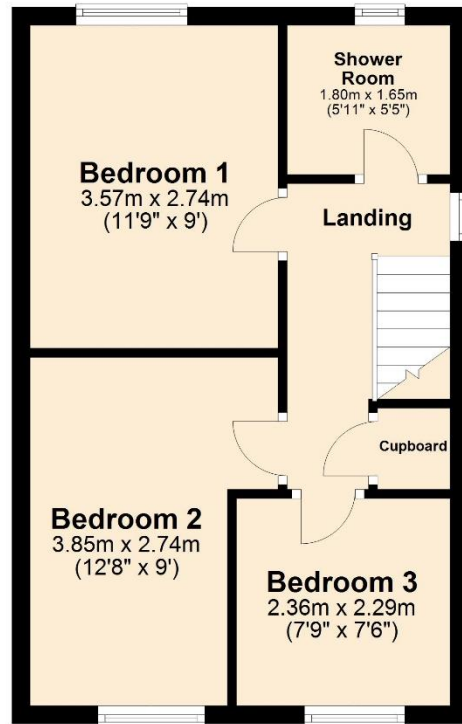
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 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".