



80 Molyneux Street  
Spotland | OL12 6PZ



## Overview

- Mid-Terraced House
- Set Over Three Levels
- Kitchen Extension
- Three Bedrooms
- Additional Attic Room
- Three-Piece Bathroom
- Elevated Position
- Basement Level
- Yard To Rear
- Far Reaching Views
- Popular Location



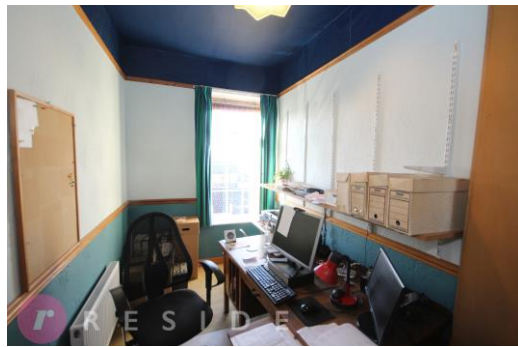
## Extended Three Bedroom Mid-Terraced House In A Popular Location

Set in an extremely popular location, this extended mid-terraced house is also convenient for excellent local amenities including Rochdale town centre, local train station, Metrolink yet with easy access to the motorway network. Ideally suited towards first time buyers, families or investors looking to increase their property portfolio.



Internally, the property is set over four floors and offers spacious living accommodation comprising of an entrance hall, two reception rooms, kitchen extension, basement level workshop and store room, three bedrooms with additional attic room and a bathroom.

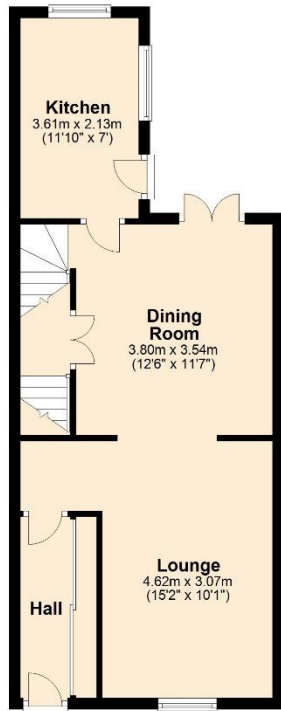
The property also benefits from having gas central heating and upvc double glazing throughout.



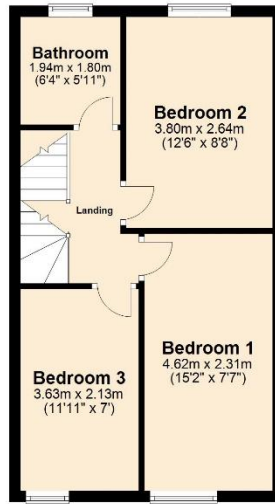
The property is set in an elevated position with a raised forecourt garden and a private yard at the rear.

The property is freehold!

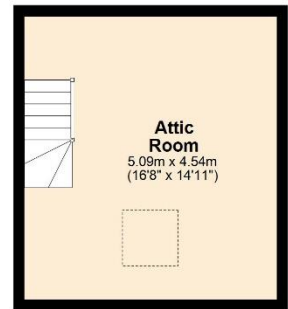
**Ground Floor**  
Approx. 46.6 sq. metres (501.5 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (416.5 sq. feet)



**Second Floor**  
Approx. 23.1 sq. metres (248.6 sq. feet)



**Basement**  
Approx. 10.8 sq. metres (116.3 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 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".