

7 Yew Dale Gardens

Marland | OL11 3LD

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Overview

- Recently Refurbished
- Mid-Town House
- Three Bedrooms
- Fabulous Dining Kitchen
- Three-Piece Bathroom
- Downstairs wc
- Private Rear Garden
- Popular Development
- Convenient Location
- Ideal For Young Families
- No Chain



Three Bedroom Mid-Town House In A Popular Location

Situated on a popular development, this recently refurbished mid-town house offers ideal young family living accommodation and within walking distance of Matthew Moss high school, Castleton train station, Springfield Park and other excellent local amenities yet also offers easy access to Rochdale/Bury town centres and is perfect for commuters with it being less than a 10-minute drive away from the motorway network.



Internally, the property has been maintained and refurbished to a high standard with accommodation briefly comprising of an entrance porch, hall, downstairs wc, lounge, a fabulous dining kitchen, three bedrooms and a modern bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

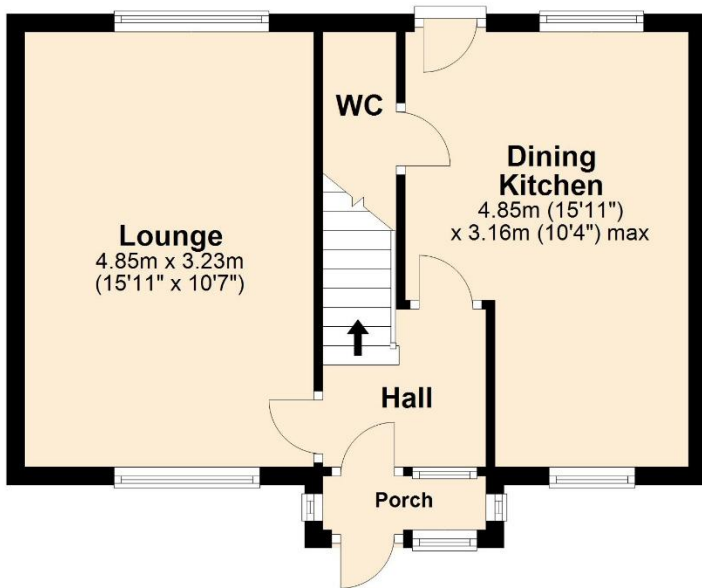


The property also has a forecourt garden and a low-maintenance rear garden.

The property is FREEHOLD!

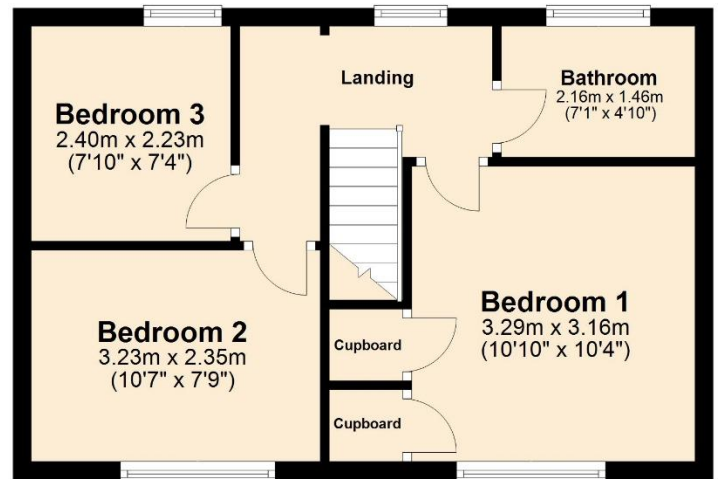
Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 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".