



106 Elmsfield Avenue

Norden | OL11 5XN

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Overview

- Semi-Detached House
- Three Bedrooms
- Fitted Dining Kitchen
- Modern Three-Piece Bathroom
- Ample Off-Road Parking
- Private Rear Garden
- Detached Single Garage
- Sought-After Development
- Convenient Location
- Ideal For Young Families
- Very Well Maintained



Three Bedroom Semi-Detached House In Popular Location

Located on the doorstep of Norden village, the home gives easy access to the village amenities including cafes, pubs, bars and restaurants whilst also within easy reach of some excellent local primary schools. Conveniently situated for easy access into Rochdale and Bury town centres whilst also only a short drive from the motorway network.



Internally, the property offers ideal first-time buyer living or young family accommodation briefly comprising of an entrance porch, lounge, dining kitchen, three bedrooms and family bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

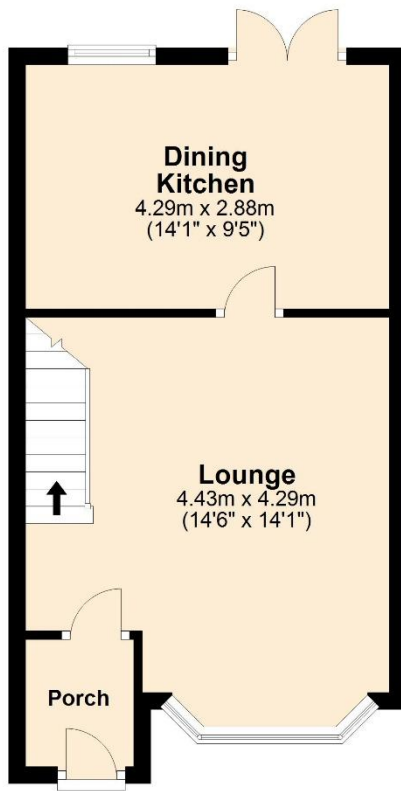


At the front of the home, there is a lawn garden with a driveway to the side leading to a single detached garage. At the rear of the property there is spacious garden with patio area.

This property is FREEHOLD!

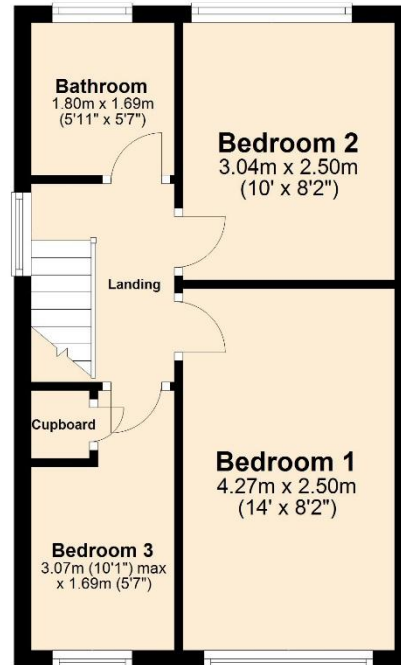
Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 65.0 sq. metres (699.6 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".