



237 Edenfield Road

Passmonds | OL11 5AG

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Overview

- Recently Refurbished
- Extended Semi-Detached House
- Set Over Three Levels
- Four Bedrooms
- Two Reception Rooms
- Open-Plan Breakfast Kitchen
- Modern Shower Room
- South Facing Rear Garden
- Ample Off-Road Parking
- Convenient Location
- No Chain



Recently Refurbished & Extended Four Bedroom Semi-Detached House

Set extremely popular location, this extended semi-detached house is conveniently situated within walking distance of excellent local amenities including Denehurst park, Rochdale golf club, Norden village & good schools yet with easy access to transport links including bus routes and less than a 10-minute drive from the motorway network.



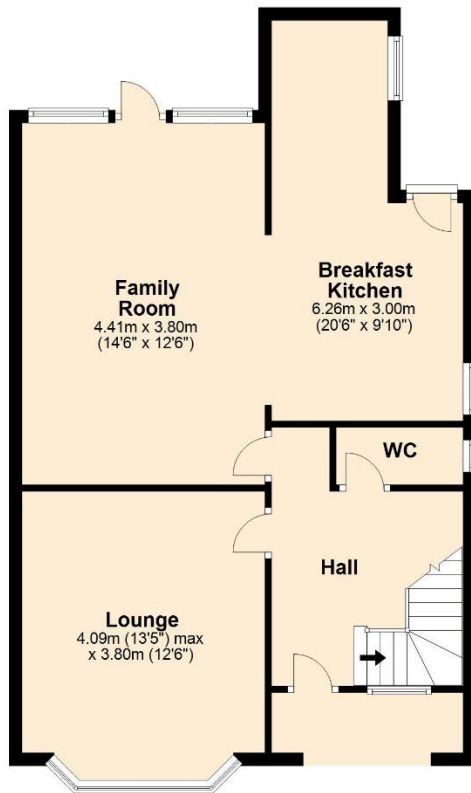
Internally, the family home is set over three levels and offers spacious living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, a brand-new breakfast kitchen, four double bedrooms and a modern shower room. The property also benefits from having gas central heating and upvc double glazing throughout.



Set back from the road, the substantial family home boasts off-road parking to both the front and rear. The garden at the rear is South facing, enclosed with new fencing it boasts a patio area and lawn.

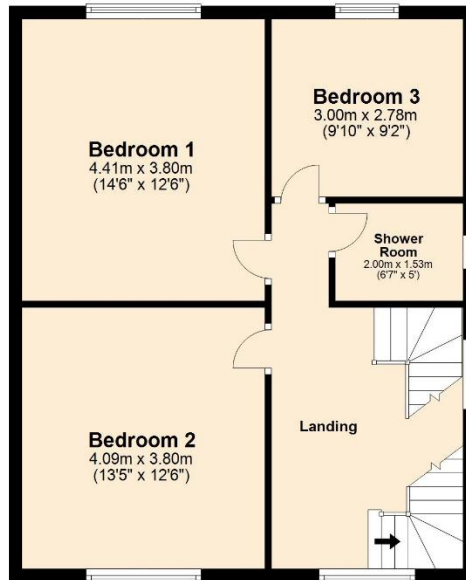
Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



First Floor

Approx. 59.4 sq. metres (638.8 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 163.1 sq. metres (1755.3 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".