

74 Huddersfield Road

Newhey | OL16 3RL

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Overview

- Stone Fronted
- Mid-Terraced House
- Two Double Bedrooms
- Modern Three-Piece Bathroom
- Delightful Fitted Kitchen
- Basement Level Storage
- South Facing Rear Garden
- Off-Road Parking
- Open Aspect To Rear
- Convenient Location
- Ideal For First-Time Buyers

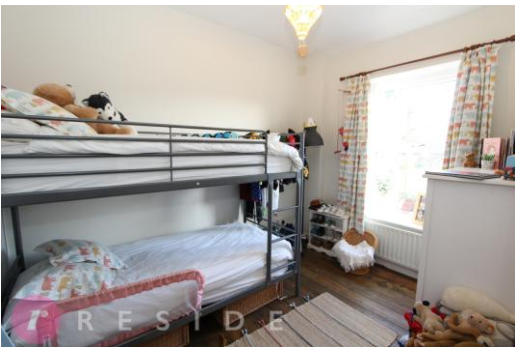


Two Bedroom Mid-Terraced House In A Convenient Location

A stone fronted MID-TERRACED HOUSE in a convenient location with easy access to the MOTORWAY NETWORK and METROLINK. The property is conveniently located for commuters as it is located within walking distance of the Metrolink into Manchester City Centre and gives easy access to Rochdale & Oldham town centres with junction 21 of the M62 a two-minute drive away.



Internally, the accommodation boasts spacious living accommodation briefly comprising of an entrance vestibule, large lounge/dining area, fitted kitchen, TWO DOUBLE BEDROOMS, modern three-piece bathroom and basement level storage. The property also benefits from having gas central heating and uvpc double glazing throughout.

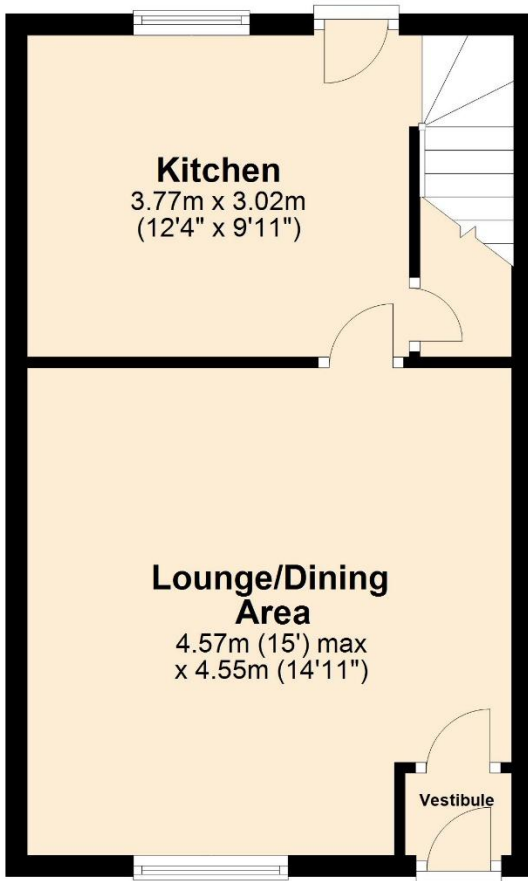


Externally there is a south facing low maintenance rear garden with patio area, offering pleasant open aspect views. The property also benefits from having off-road parking.

IDEAL FOR FIRST-TIME BUYERS!

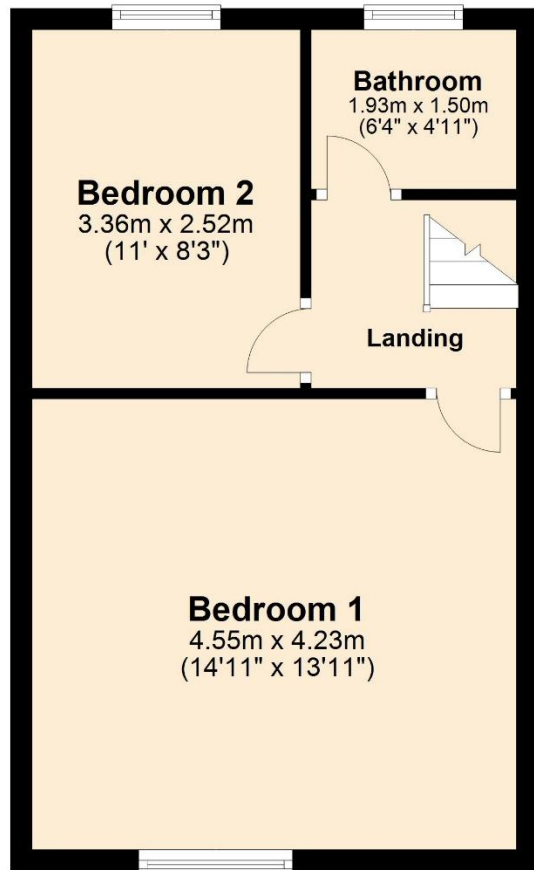
Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

"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".