



127 Croxton Avenue

Belfield | OL16 2YY

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Overview

- Semi-Detached House
- Two Bedrooms
- Spacious Lounge
- Kitchen With Dining Area
- Three-Piece Bathroom
- Driveway to Side
- Large Detached Garage
- Gardens To Front & Rear
- Popular Development
- Excellent Local Amenities
- No Chain

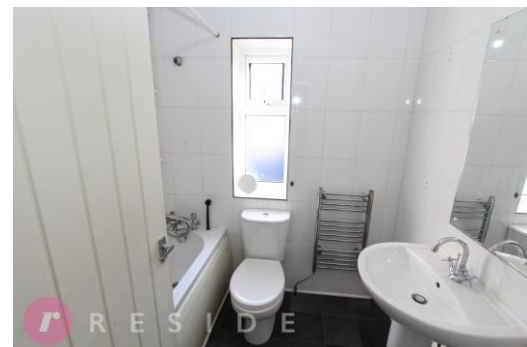
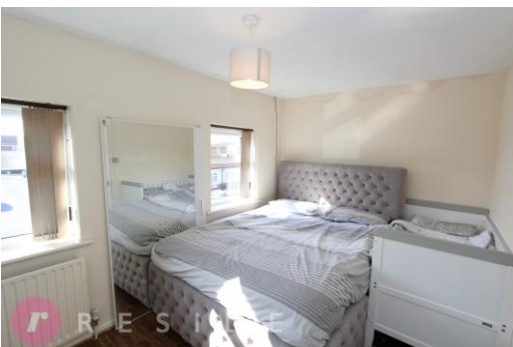


Two Bedroom Semi-Detached House On Popular Development

Situated on an extremely popular development, this semi-detached house offers ideal first-time buyer living accommodation and backs onto a pleasant woodland aspect. The property is located within close proximity to excellent amenities including local schools, Rochdale town centre, train station, Metrolink and the motorway network.



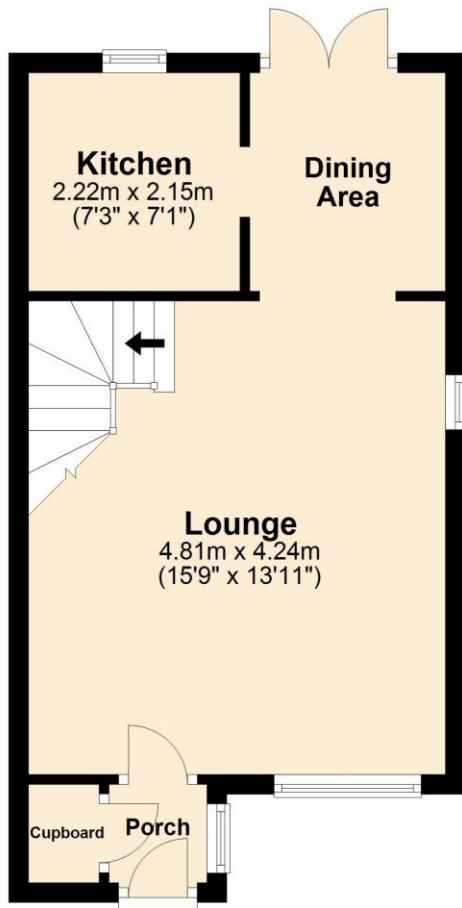
Internally, the well-maintained home offers ideal first-time buyer living accommodation comprising of an entrance porch, lounge, fitted kitchen with dining area, two bedrooms and a three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



The property has a lawn garden at the front with a driveway at the side with ample parking. In the rear garden a large detached garage can be found.

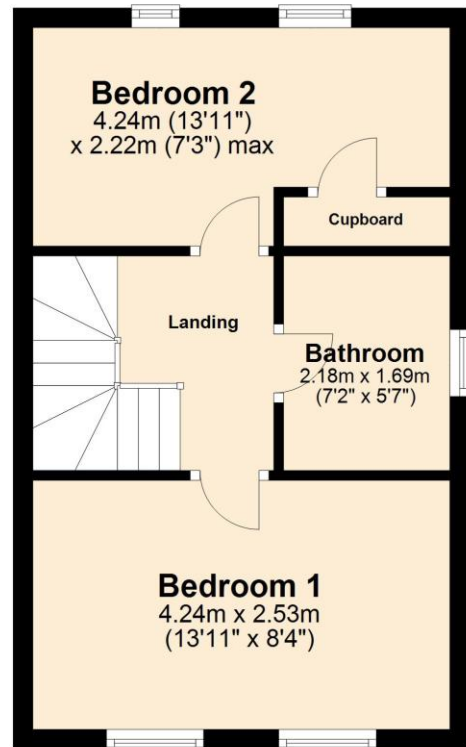
Ground Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 62.5 sq. metres (672.6 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".