



28 Avoncliffe Close

Queensway | OL11 2LU

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Overview

- Modern Town House
- Two Double Bedrooms
- Open Plan Lounge / Kitchen
- Three-Piece Bathroom
- Two Allocated Parking Bays
- South Facing Rear Garden
- Popular Development
- Convenient Location
- Ideal For First Time Buyers
- Access To Transport Links
- No Chain



Modern Two Bedroom Mid-Town House On Popular Development

Situated on the perimeter of a popular development, this modern town house boasts a South facing rear garden, two allocated parking spaces and ideal first-time buyer living accommodation. Conveniently situated on the doorstep of excellent local amenities including the local train station and schools yet still only half a mile from access to the M62. The property also has excellent, local transport links including bus routes that help give easy access to Rochdale town centre and beyond.



Internally, the modern property offers ideal first-time buyer living accommodation comprising of an entrance hall with utility cupboard, downstairs wc, open plan living area & kitchen, two double bedrooms and a three-piece bathroom.

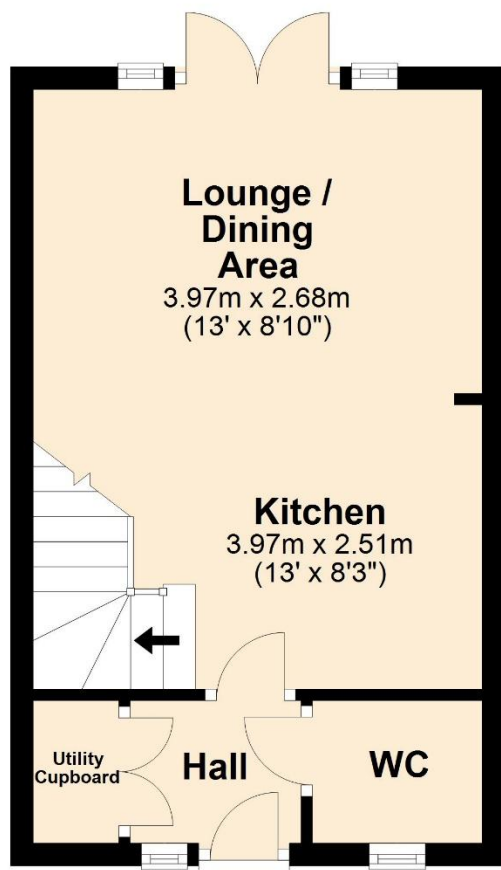
The property also benefits from having gas central heating and upvc double glazing throughout.



Set on the perimeter of the development, the property has two allocated parking spaces located at the front (bays numbered 19). To the rear, an enclosed South facing garden with lawn and flower beds.

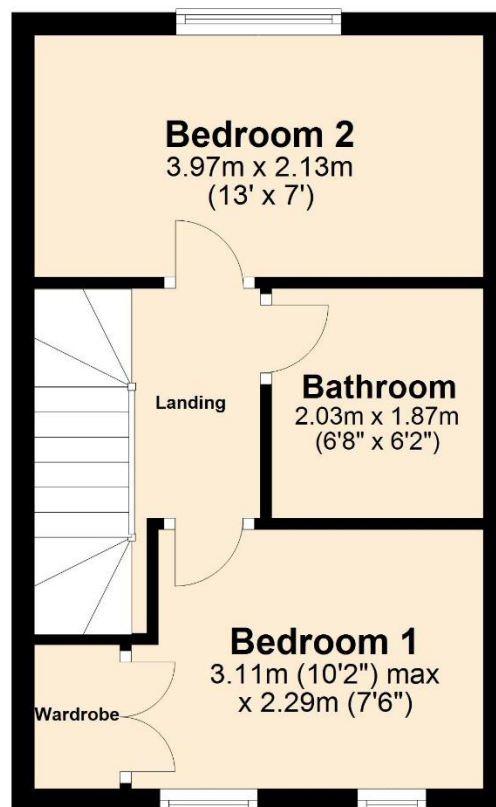
Ground Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



Total area: approx. 52.8 sq. metres (568.0 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".