



11 Weston Avenue

Buersil | OL16 4TS

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## Overview

- Bay Fronted
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom
- Elevated Position
- Front & Rear Gardens
- Popular Development
- Convenient Location
- Ideal Family Home



## Three Bedroom Semi-Detached House In A Convenient Location

Situated within a popular development, this semi-detached house is conveniently located just off the main Oldham to Rochdale Road making it within walking distance of excellent local amenities including local schools and provides easy access to Rochdale / Oldham town centres and the motorway network.





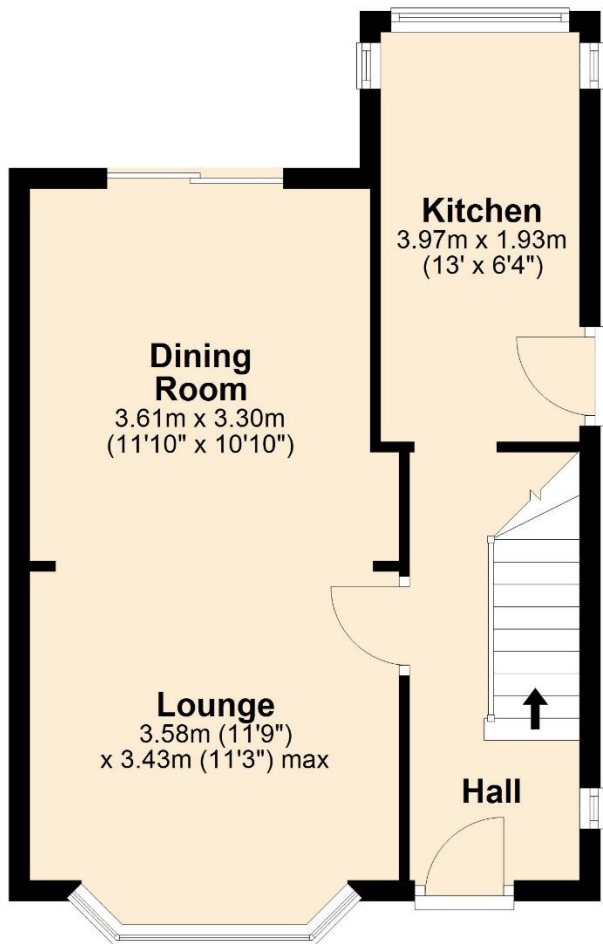
Internally, the ideal family home offers living accommodation comprising of an entrance hall, formerly two reception rooms now an open-plan lounge, fitted kitchen, three bedrooms and a three-piece bathroom. The property benefits from having gas central heating and upvc double glazing throughout with new bay windows having been recently installed.



Set in an elevated position, the property has a raised lawn garden at the front whilst the garden at the rear boasts a decking area and lawn with stone patio.

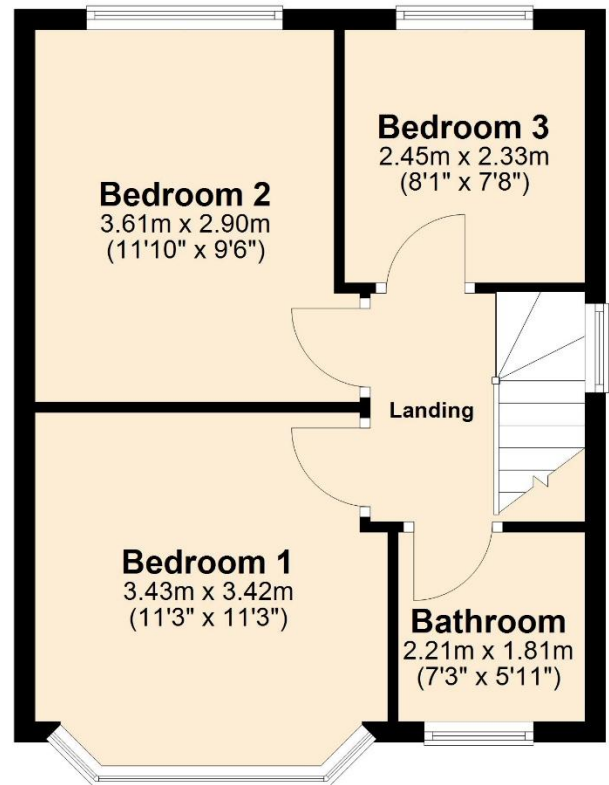
## Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.0 sq. feet)

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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".