



63 Buckley View

Smallbridge | OL12 9EB

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Overview

- True Bungalow
- One Double Bedroom
- Large Lounge
- Fitted Kitchen
- Three-Piece Bathroom
- Fantastic Potential
- South-Facing Rear Garden
- Popular Yet Convenient Location
- In Need Of Some Modernisation
- Close To Local Amenities
- No Chain



One Bedroom True Bungalow In A Convenient Location

Situated in a convenient yet popular location, this true bungalow offers fantastic potential whilst being within walking distance of Smithybridge train station, Hollingworth lake, Wardle & Littleborough villages and yet also providing easy access into Rochdale town centre via local bus routes and to the motorway network.



Internally, the property is ideally suited to a retired or single person with accommodation comprising of an entrance hall, large lounge, fitted kitchen, one double bedroom and a three-piece bathroom. The property also benefits from having gas central heating system and upvc double glazing.



There is an enclosed lawn garden to the rear.

Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 44.2 sq. metres (475.7 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".