



131 Durnford Street

Middleton | M24 5TS

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Overview

- Mid-Town House
- Three/Four Bedrooms
- Large Dining Room
- Spacious Lounge
- Superb Conservatory
- Three Piece Bathroom
- South Facing Rear Garden
- Deceptively Spacious
- Popular Yet Convenient Location
- Ideal For First-Time Buyers
- Close To Local Amenities



Three Bedroom Mid Town House With South Facing Rear Garden

Located in a popular yet convenient location, this mid-town house boasts ideal first-time buyer living accommodation with easy access to local amenities such as local pubs, restaurants, Manchester Golf Club, local leisure centres, gyms and access to transport links.



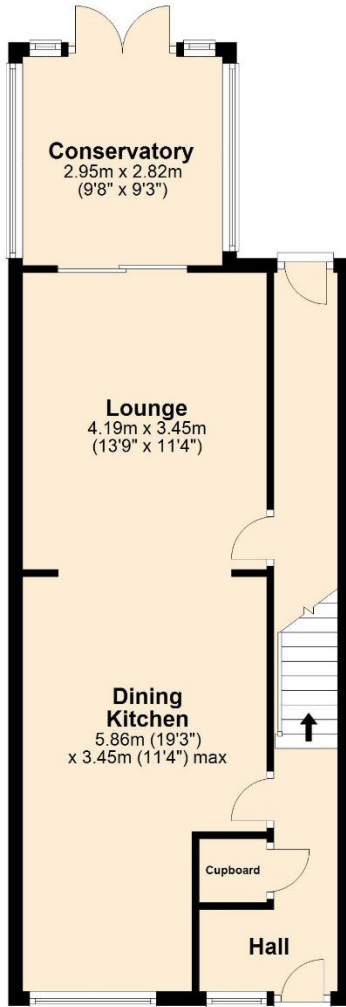
On the ground floor, the home boasts an entrance hall, spacious open plan lounge leading to the large dining kitchen and a superb conservatory. Heading upstairs, there are three bedrooms (two doubles/one single) with one of the bedrooms having a partition wall creating a fourth bedroom for a double bed and a three-piece bathroom. The property also benefits from gas central heating and new upvc double glazing throughout.



Externally, the property has a private South facing rear garden.

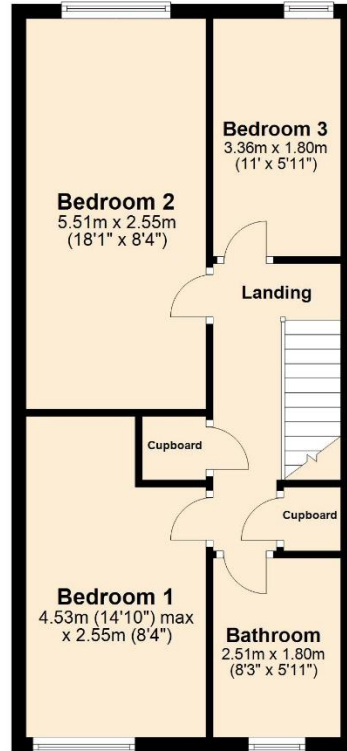
Ground Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 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".