



127 Falinge Road

Falinge | OL12 6LD



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## Overview

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Stunning Family Living Kitchen
- Modern Shower Room
- Driveway To Front
- Extensive Rear Garden
- Popular Yet Convenient Location
- Close To Falinge Park
- Superb Family Home
- Easy Access To Transport Links



## Three Bedroom Semi-Detached House

Located on the doorstep of Healey Dell nature reserve, this extended semi-detached house boasts spacious family living accommodation whilst located within walking distance of excellent local amenities including two fantastic pubs/restaurants in the name of The Healey & The Oxford. The home is conveniently located on a local bus route, which helps provide easy access into Rochdale town centre and the motorway junction is only a short journey away.



Internally, the extended family home offers spacious yet versatile living accommodation comprising of an entrance vestibule & hall, two reception rooms, a stunning family living kitchen with bi-folding doors leading to the rear garden, three bedrooms and a modern shower room. The property also benefits from having gas central heating and upvc double glazing throughout.

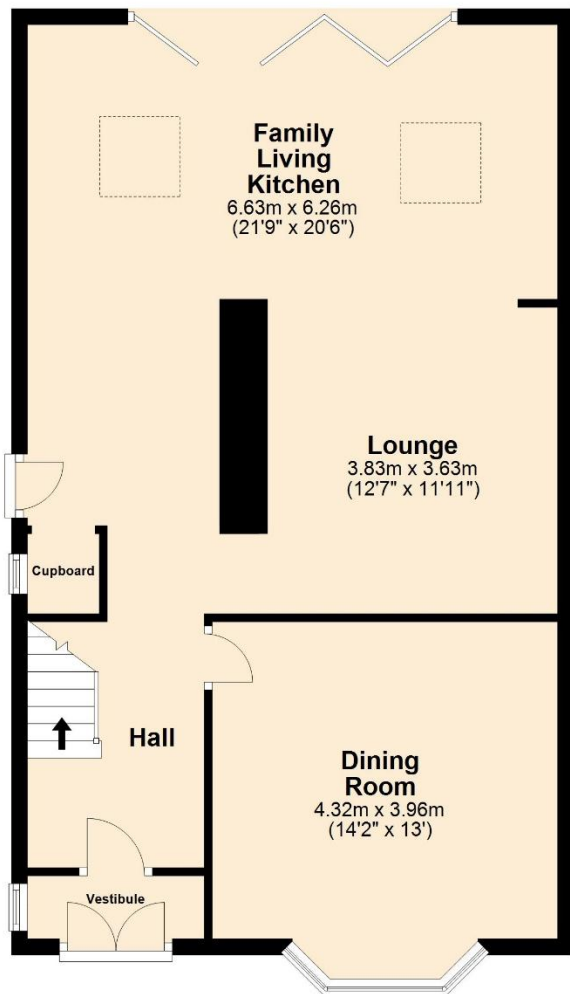


Externally, the property benefits from having a driveway to the front and an extensive rear garden with tall hedge borders for privacy. The property is **FREEHOLD!**



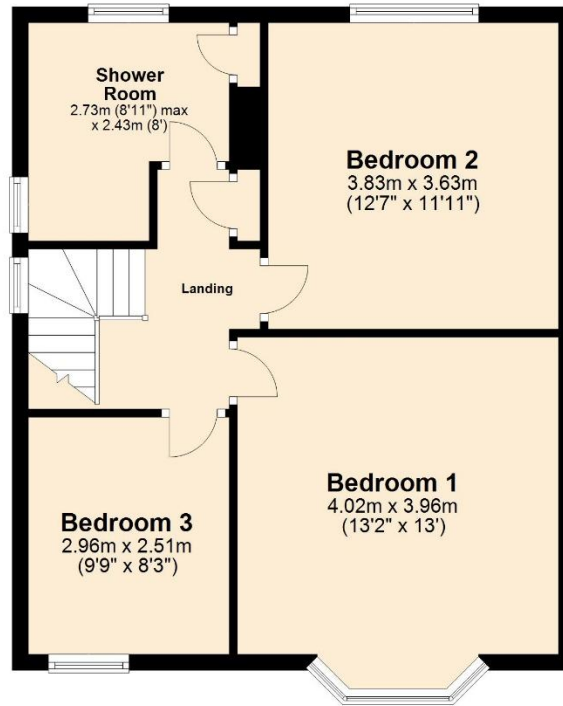
## Ground Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



## First Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



Total area: approx. 128.5 sq. metres (1383.4 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".