



21 Piethorne Close

Newhey | OL16 3RH



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## Overview

- Semi-Detached Dormer Bungalow
- Three/Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom
- Large Driveway To Side
- Detached Single Garage
- South-West Facing Rear Garden
- Open Aspect To The Rear
- Highly Sought-After Cul-De-Sac
- Convenient Location



## Three/Four Bedroom Semi-Detached House With Open Outlook To Rear

Set within a highly sought-after cul-de-sac, this semi-detached dormer bungalow is conveniently located for a variety of buyers as it is located within walking distance of Ogden reservoir, open countryside, excellent local schools and amenities including the Metrolink into Manchester city centre whilst also giving easy access to Rochdale & Oldham town centres with junction 21 of the M62 a two minute drive away.



Internally, the well-maintained property offers spacious yet versatile living accommodation comprising of an entrance hall, two reception rooms, modern fitted kitchen, three/four bedrooms, and a three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

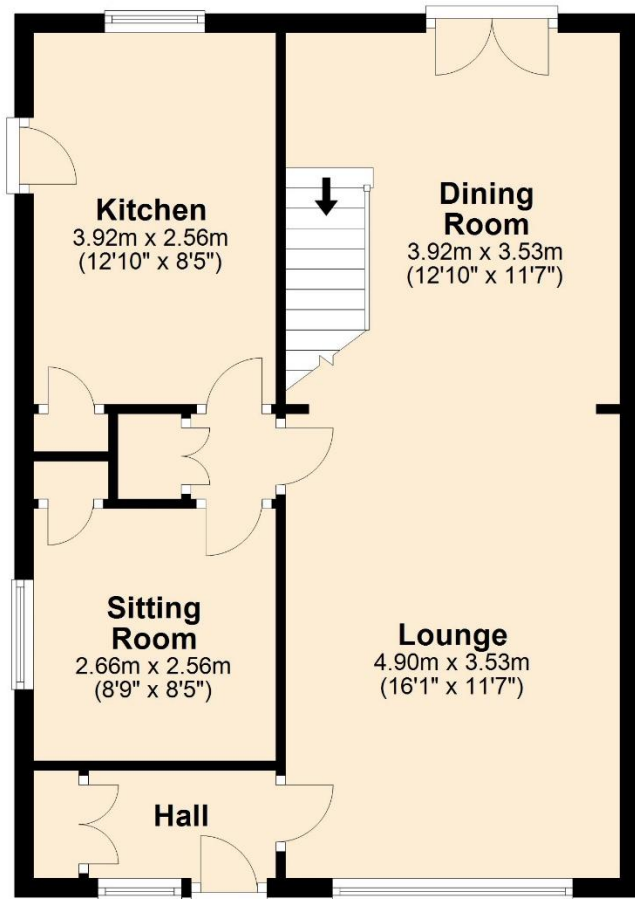


Set within a highly sought-after development, the home offers low maintenance gardens to both the front and rear. The rear of the property backs onto a pleasant open aspect with far reaching countryside views. At the side of the home, a long driveway offers ample off-road parking that leads to a detached garage with power. The property is FREEHOLD!



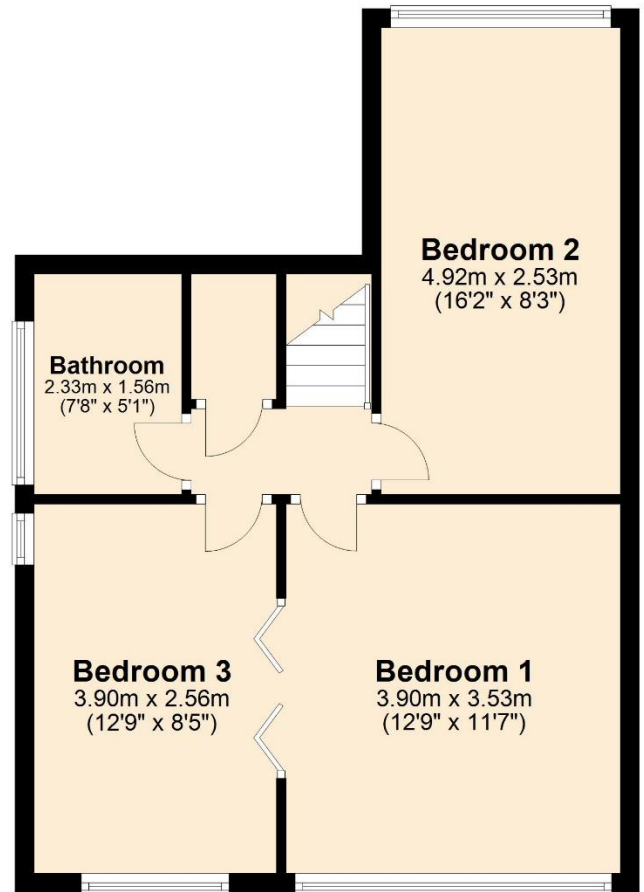
## Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 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".