



43 Lowry Way  
Kirkholt | OL11 2BD



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## Overview

- Semi-Detached House
- Two Double Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Modern Three-Piece Suite
- Driveway With EV Charging Port
- Private Lawn Garden
- Ideal For First-Time Buyers
- Extremely Popular Development
- Close To Local Amenities
- Freehold

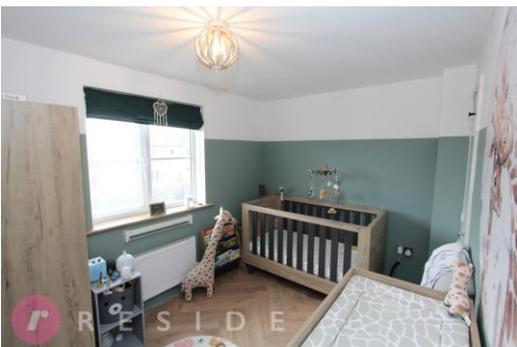


## Two Bedroom Detached House On A Popular Development

Well-presented detached house situated on a popular development within walking distance of excellent local amenities, Metrolink and train station yet with easy access into Rochdale town centre and the motorway network.



Internally, the well-presented property briefly comprises an entrance hall, downstairs w/c, spacious lounge, fitted dining kitchen, two double bedrooms, three-piece bathroom, gas central heating and upvc double glazing throughout.



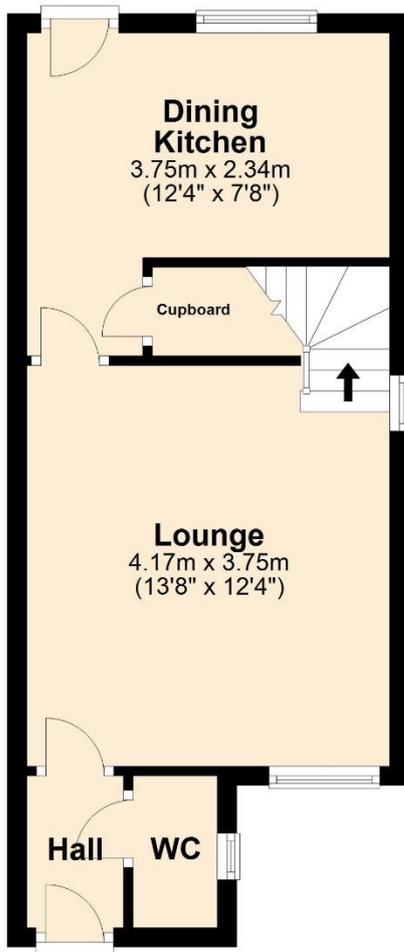
Externally, the property benefits from having a private rear lawn garden with patio area, as well as a two-car driveway to the side with EV charging port.

THE PROPERTY IS FREEHOLD!

IDEAL FOR FIRST-TIME BUYERS!

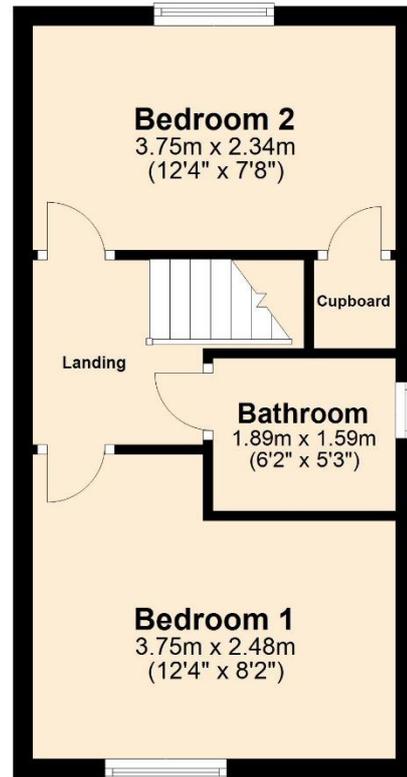
## Ground Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 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".