



3 Farm Street

Hopwood | OL10 2PR

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Overview

- Extended Mid-Terraced House
- Two Double Bedrooms
- Open-Plan Lounge/Breakfast Kitchen
- Modern Shower Room
- South-West Facing Rear Garden
- Off-Road Parking To Front & Rear
- Highly Sought-After Location
- Ideal For First-Time Buyers
- Close To Motorway Network
- Excellent Local Amenities
- No Chain



Two Bedroom Mid-Terraced House In A Convenient Location

Situated in an extremely popular location, this extended mid-terraced house is conveniently located on the doorstep of excellent amenities including schools, pubs, restaurants, Hopwood Park and only a short journey from Manchester Golf Club whilst still having easy access to Manchester city centre, Heywood/Middleton town centres and the motorway network.



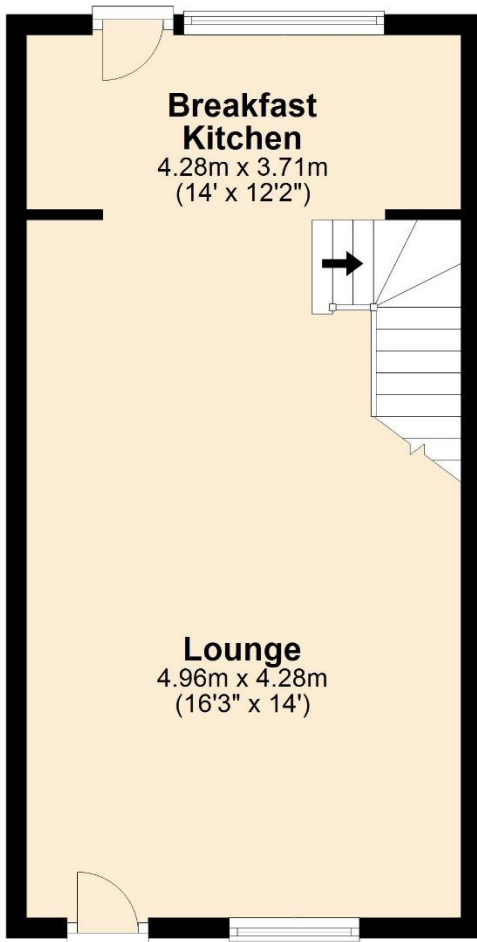
Internally, the property offers ideal first-time buyer living accommodation comprising of a spacious lounge leading to a fabulous breakfast kitchen, two double bedrooms and a modern three-piece shower room. The property benefits from having gas central heating and upvc double glazing throughout.



Externally, the property benefits from having a driveway to the front and rear, as well as a low-maintenance South-West facing rear yard.

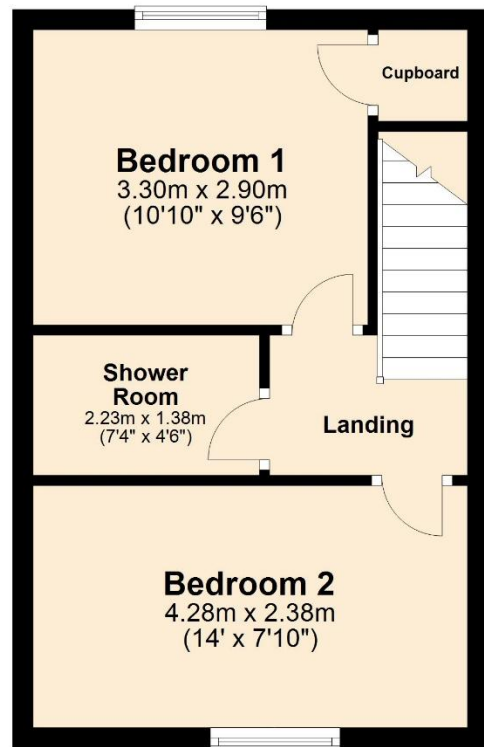
Ground Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 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".