



11 Leamington Street

Cronkeyshaw | OL12 0PT

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Overview

- Extended Mid-Terraced House
- Three Double Bedrooms
- Fitted Dining Kitchen
- Three-Piece Bathroom
- Rear Yard
- Gas Central Heating
- UPVC Double Glazing
- Single Garage At The Rear
- Ideal For Investors/First time Buyers
- Convenient Yet Popular Location
- Easy Access To Transport Links



Two Bedroom Mid-Terraced House In A Convenient Location

An extended mid-terraced house situated in a popular yet convenient location having easy access to Rochdale Infirmary and town centre, local amenities including the train station and Metrolink whilst also having easy access to the motorway network.



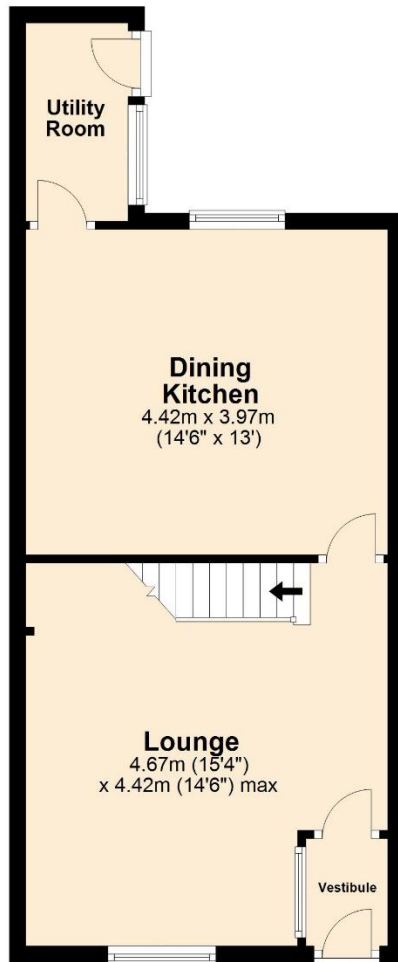
Internally, the deceptively spacious property offers ideal first-time buyer living accommodation briefly comprising of an entrance vestibule, lounge, fitted dining kitchen, utility room, two double bedrooms, and a three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



There is a private yard at the rear of the property. The property also boasts a single garage located at the rear.

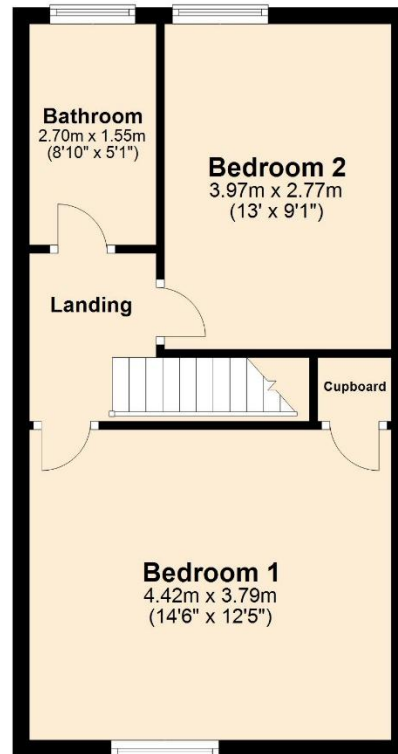
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.5 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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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".