



9 Furness Close

Milnrow | OL16 4DB

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Overview

- End-Town House
- Two Double Bedrooms
- Large Lounge
- Modern Dining Kitchen
- Shower Room
- Separate WC
- South-West Facing Rear Garden
- Popular Development
- Convenient Location
- On The Doorstep Of Milnrow Village
- Ideal For First-Time Buyers



Two Bedroom End-Town House In A Popular Yet Convenient Location

Situated on a popular development, this end-town house is also conveniently located on the doorstep of Milnrow village. The property offers easy access to the village amenities, Metrolink into Manchester City Centre and also to Rochdale & Oldham town centres with junction 21 of the M62 less than a five-minute drive away.



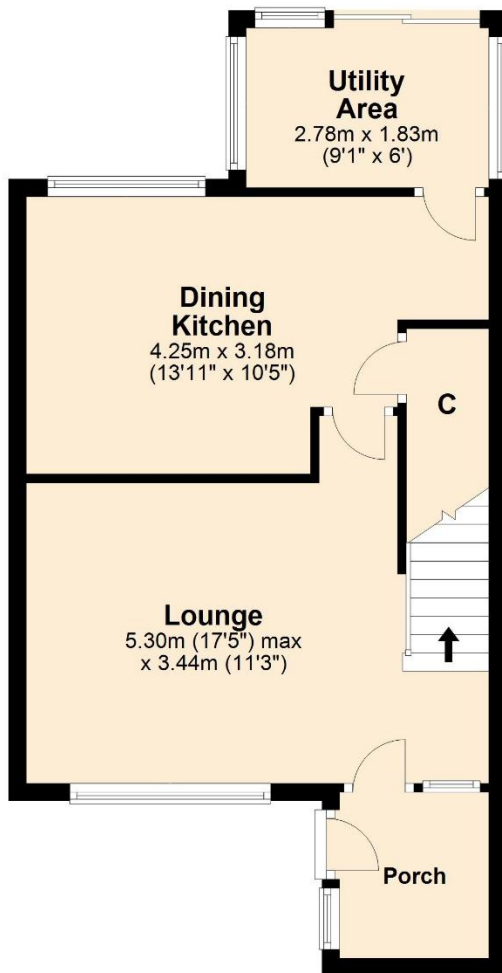
Internally, the well-presented property offers ideal first time buyer living accommodation comprising of an entrance porch, lounge, modern dining kitchen, utility area, two double bedrooms, shower room & separate wc. The property also benefits from having gas central heating and upvc double glazing throughout.



There is a lawn garden at the front of the home and a low-maintenance South-West facing garden at the rear. The property is FREEHOLD!

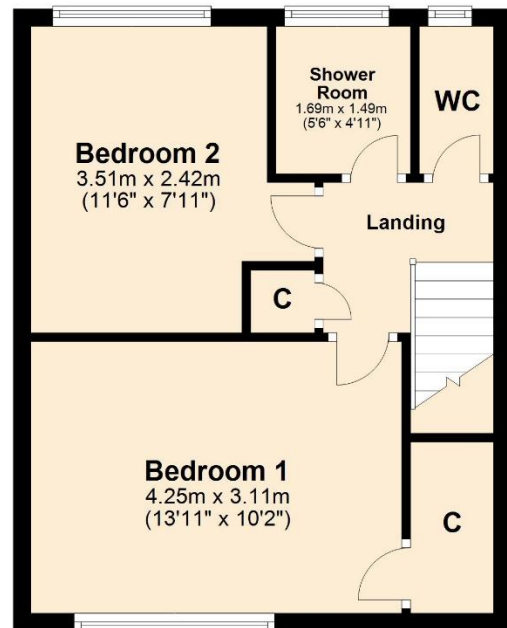
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 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".