



73 Percy Street

Kingsway | OL16 5LF

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Overview

- Semi-Detached House
- Two Reception Rooms
- Two Double Bedrooms
- Fitted Kitchen
- No Chain
- Garden Fronted
- Large Rear Patio Garden
- Detached Garage
- Popular yet Convenient Location
- Potential For Off-Road Parking
- Ideal For First-Time Buyers



Two Bedroom Semi-Detached House In A Convenient Yet Popular Location

Semi-detached House set in an elevated position situated in a popular yet convenient location within walking distance of local amenities and Metrolink whilst having easy access to Rochdale town centre and the motorway network.



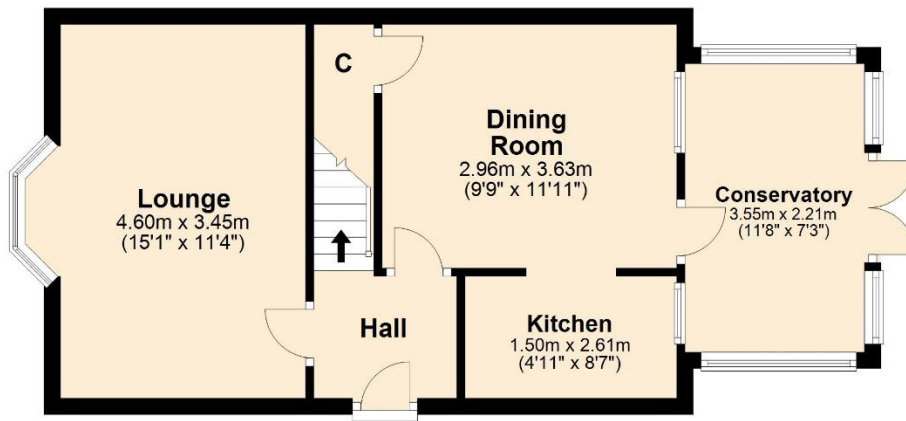
Internally, the well-presented property offers ideal first-time buyer or young family living accommodation briefly comprising an entrance hall, large lounge with bay window, dining room, fitted kitchen, two double bedrooms and three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



Externally, the property benefits from being garden fronted with ample on-road parking, to the rear there is a tiered patio garden with detached garage.

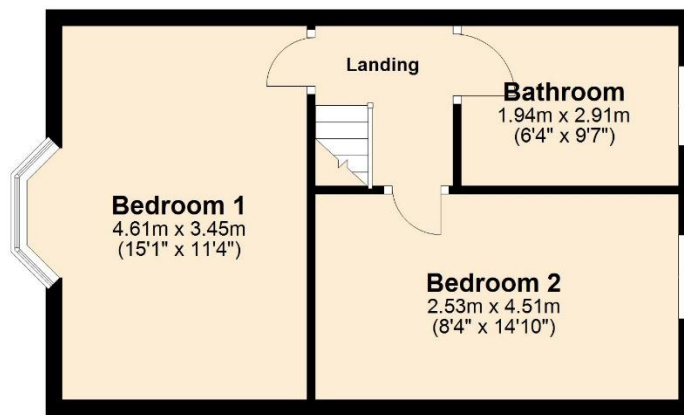
Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 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".