



64 Edenfield Road

Meanwood | OL11 5AA

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Overview

- End-Terraced Property
- Shop Front & Kitchen
- Fantastic Business Opportunity
- Spacious Apartment Above
- Prominent Position
- Popular Yet Convenient Location
- Ample On-street Parking
- Gardens To Front & Rear
- Two Bedrooms
- Modern Kitchen & Shower Room
- Easy Access To Transport Links



Two Bedroom End-Terraced Property In A Popular Location

Located in a prominent position, on a busy main road this end-terraced property with two bedroom apartment above offers a fantastic business opportunity whilst also being on the doorstep of other good local amenities and having easy access to Rochdale town centre, train station, metrolink and motorway network.



The popular sandwich shop offers spacious accommodation as well as a fantastic business opportunity for any investor or entrepreneur. On the ground floor is a large shop front, hall, storeroom, and kitchen. The apartment on the first floor briefly comprises a large lounge/dining area, fitted kitchen, two bedrooms, two-piece shower room and separate w/c. The property benefits from gas central heating in the apartment and single/double glazing throughout the entire property.



Externally, there is a low-maintenance gardens to front and rear.

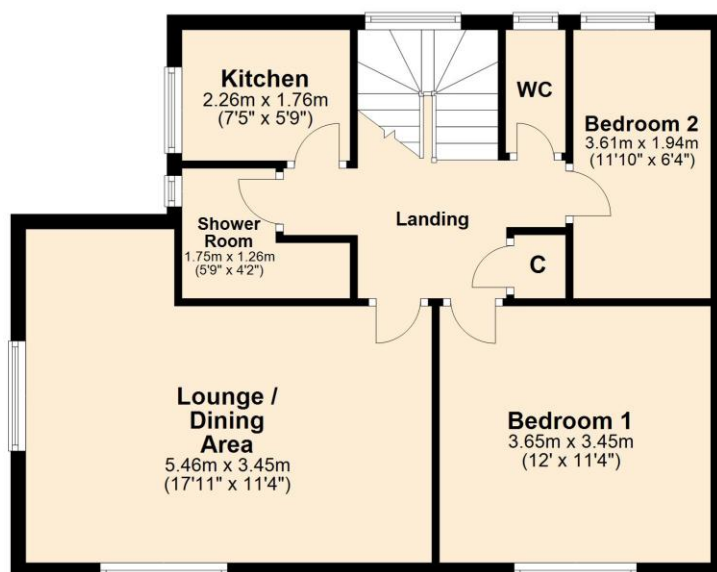
Ground Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 121.3 sq. metres (1306.1 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".