



23 Laburnum Lane

Newhey | OL16 4LP

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Overview

- Semi-Detached House
- Fantastic Potential
- Two Double Bedrooms
- Dining Kitchen
- Utility Room
- Three-Piece Shower Room
- Front & Rear Gardens
- Potential For Off-Road Parking
- New Gas Central Heating Boiler
- Popular Yet Convenient Location
- No Chain



Two Bedroom Semi-Detached House On The Doorstep Of Newhey & Milnrow

Situated on an extremely popular development, this semi-detached house boasts fantastic potential and with the potential for off-road parking. Conveniently located on the doorstep of Milnrow & Newhey villages, the property is also within walking distance of good local schools, the open countryside and Metrolink yet less than 5-minute drive to the motorway network.



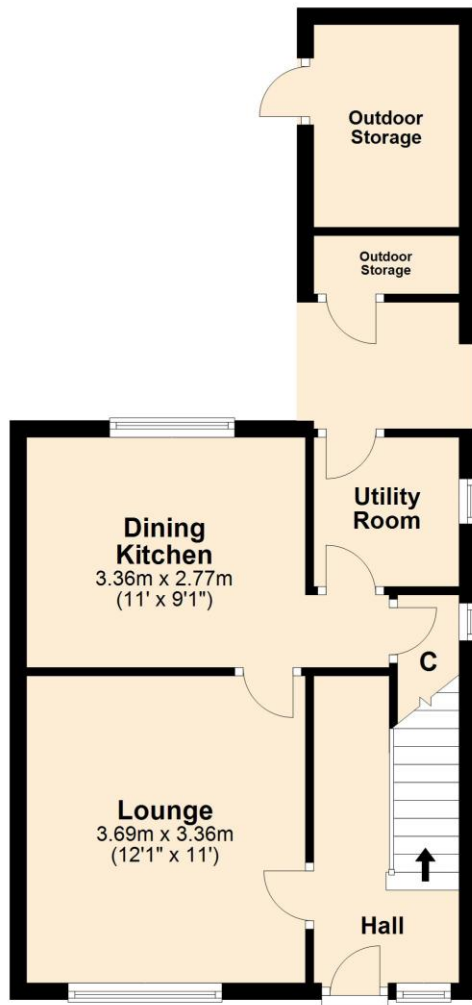
Internally, the well-maintained home offers ideal first-time buyer living accommodation comprising of an entrance hall, lounge, dining kitchen, utility room, two double bedrooms and a shower room. The property benefits from having single glazed windows throughout and a brand-new gas central heating boiler.



Set back from the road, the property has a spacious forecourt garden which offers the potential to create a driveway/off-road parking. To the rear, an enclosed low maintenance garden with large patio, flower beds and outdoor storage. The property is **FREEHOLD!**

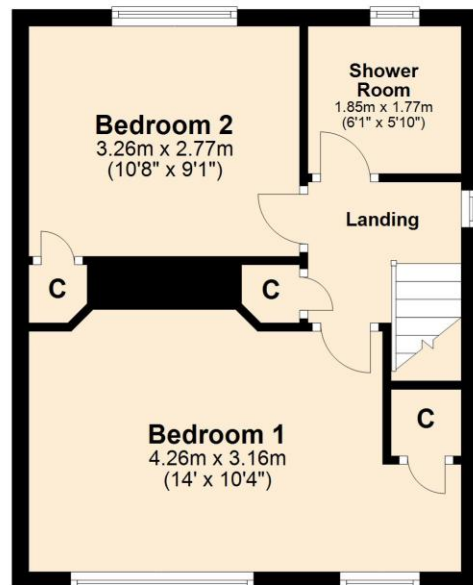
Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency



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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".