



25 Bridgefold Road

Spotland | OL11 5BP

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Overview

- Semi-Detached House
- Set Over Three Levels
- Four Bedrooms
- Main With En-Suite
- Family Bathroom
- Fitted Dining Kitchen
- Garage / Storage
- Utility Room
- Landscaped Rear Garden
- Two Car Driveway
- Popular Development

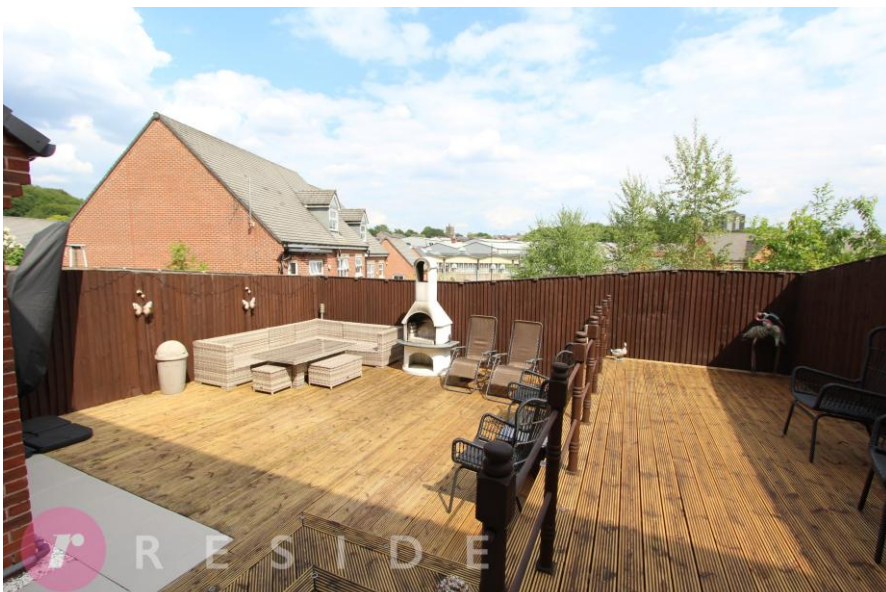
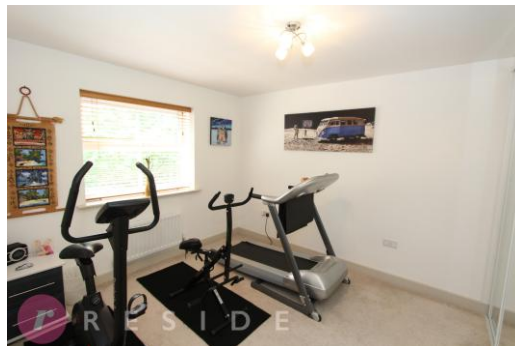


Four Bedroom Semi-Detached House On A Popular Development

Conveniently located within walking distance of excellent local amenities including Denehurst park, Rochdale golf club, Norden village & good schools yet with easy access to transport links including bus routes and less than a 10-minute drive from the motorway network.



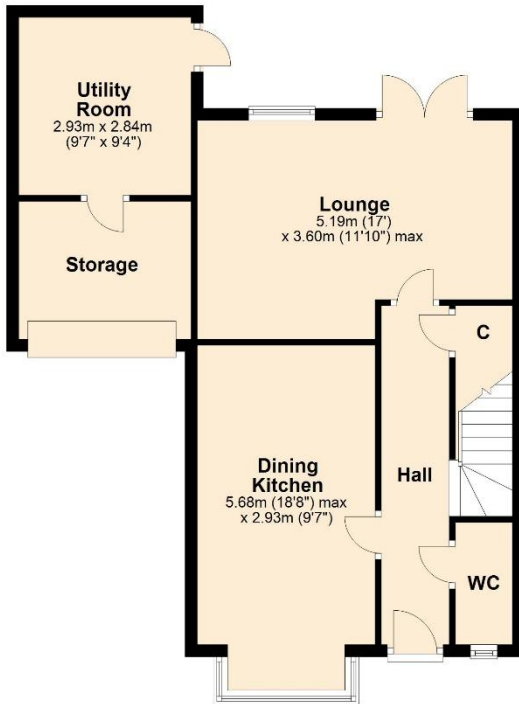
Internally, the spacious property has been extremely well-maintained throughout whilst offering ideal family living accommodation comprising of an entrance hall, downstairs wc, large lounge, fitted dining kitchen, utility room, FOUR BEDROOMS (main with an en-suite), and a family bathroom.



Externally, the property benefits from having a low maintenance forecourt garden, along with a driveway and garage to the front which is split for storage and utility room. To the rear, there is a private landscaped garden with decking, positioned creating a sun trap.

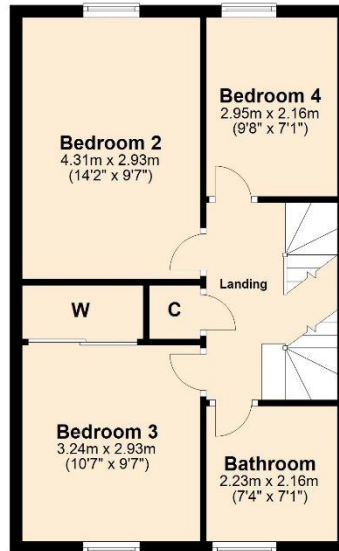
Ground Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



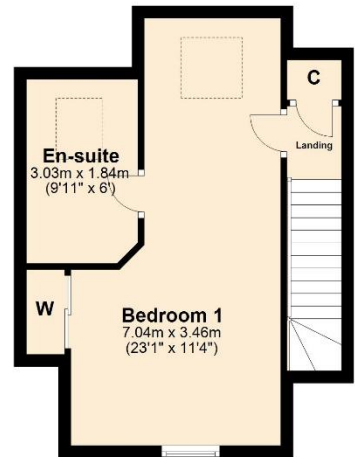
First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Second Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 138.3 sq. metres (1488.1 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".