



70 Tangmere Avenue  
Hopwood | OL10 2WA

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## Overview

- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Fitted Dining Kitchen
- En-Suite & Family Bathroom
- Set Over Three Levels
- Landscaped Rear Garden
- Driveway & Detached Garage
- EV Charging Point
- Sought-After Development
- Corner Plot



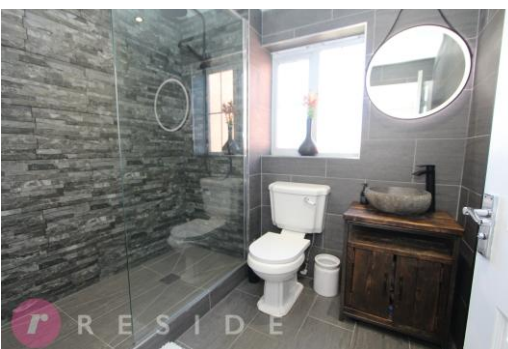
## Five Bedroom Detached Family Home Situated On A Highly Sought-After Development

Located on a sought-after development just off junction 19 of the M62 motorway network, this substantial detached family home offers easy access to Manchester, Leeds & Liverpool city centres whilst also situated on the doorstep of excellent local amenities including schools, pubs, restaurants, Manchester golf club and David Lloyd leisure centre/gym whilst also being convenient for Rochdale, Heywood & Middleton town centres.





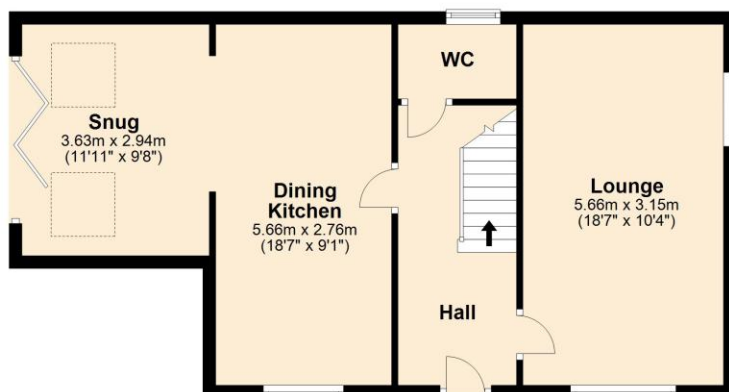
Internally, this beautiful home is set over three levels and offers spacious living accommodation comprising of an entrance hall, downstairs wc, two reception rooms including a lounge and snug with bi-folding doors to outside and open plan to the fitted dining kitchen. Upstairs, five bedrooms (four doubles) can be found with the main benefitting from a Juliette balcony and modern en-suite. Completing to accommodation is a modern family shower room.



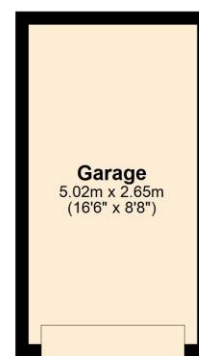
Sitting on a corner plot, the home occupies a prominent position with driveway at the front with EV charging point and a detached garage. The beautiful garden at the rear has been landscaped with a sun-drenched raised decking and stone patio with raised flower beds.

The property is Freehold!

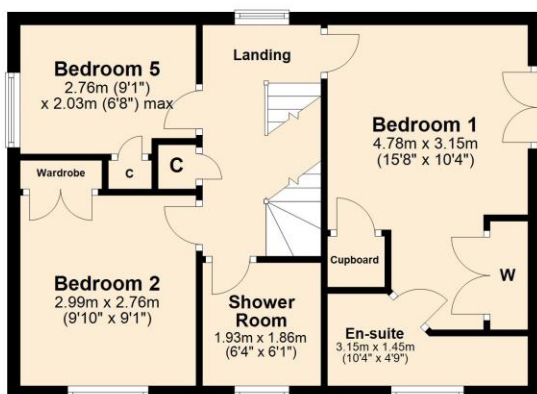
**Ground Floor**



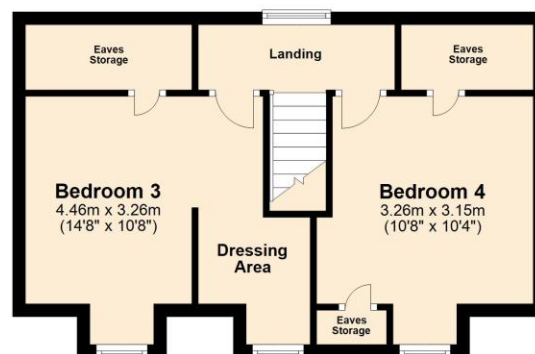
**Outbuilding**



**First Floor**



**Second Floor**



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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".