



410 Whitworth Road

Healey | OL12 0SN

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Overview

- End-Terraced House
- Three Bedrooms
- Main With En-Suite
- Spacious Dining Kitchen
- Three-Piece Bathroom
- Basement Level Storage
- Private Rear Yard
- Popular Yet Convenient Location
- Ideal For First-Time Buyers
- Convenient Location
- No Chain

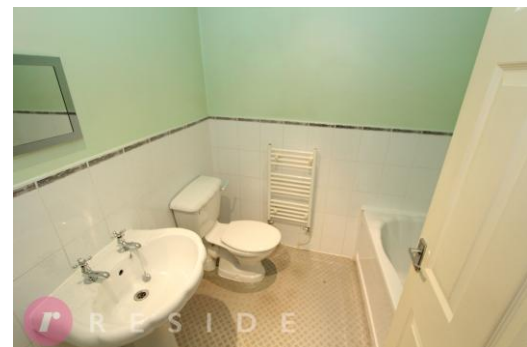


Spacious Three Bedroom End-Terraced House In A Convenient Location

Situated in a popular yet convenient location, this deceptively spacious end-terraced house is only a short stroll from Healey Dell Nature Reserve and fantastic walks over to Brown Wardle and Lobden golf course yet within easy reach of excellent local primary and secondary schools, fantastic pubs and still having access into Rochdale town centre.



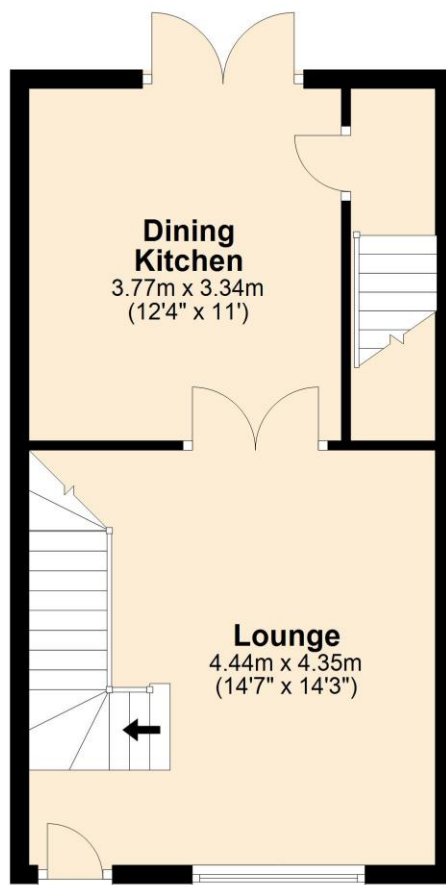
Internally, the home offers ideal first time buyer living accommodation comprising of a lounge, fitted dining kitchen, basement level storage, three bedrooms, main with en-suite and bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



There is a private rear yard located at the rear.

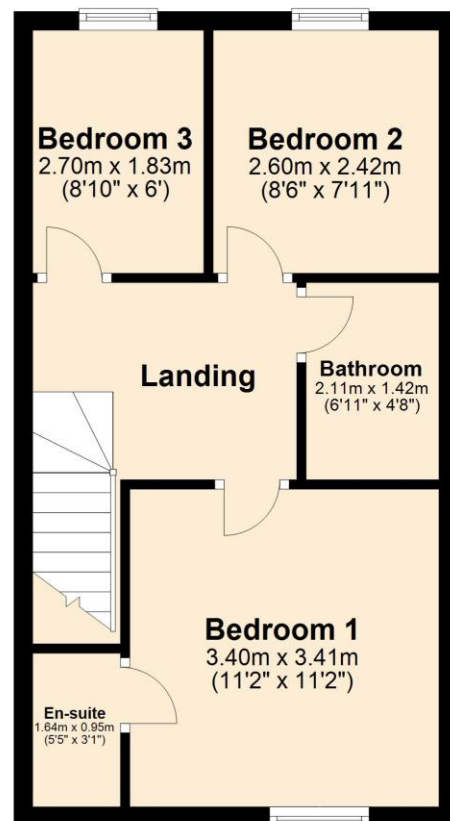
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



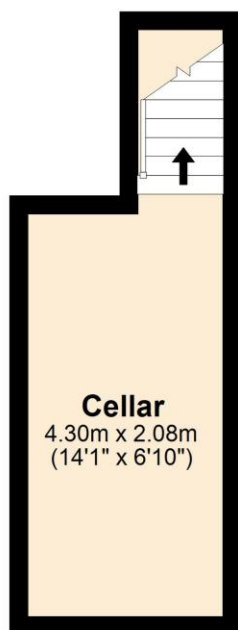
First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Basement

Approx. 10.7 sq. metres (115.3 sq. feet)



Total area: approx. 83.6 sq. metres (899.3 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".