



2 Poplar Avenue

Meanwood | OL12 7ER

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Overview

- Back-To-Back
- Mid-Terraced House
- Set Over Three Levels
- Currently Two Double Bedrooms
- Easily Converted Into Three Beds
- Or Main With En-Suite
- Private Yard
- Extensive Garden
- Off-Road Parking
- Quiet Yet Convenient Location
- No Chain



Two Bedroom Mid-Terraced House Situated In A Quiet Yet Convenient Location

Situated in a quiet yet convenient location, this spacious mid-terraced house offers fantastic potential with versatile living accommodation. The back-to-back property is within walking distance of good local amenities including Denehurst park, Greenbooth reservoir and Healey Dell nature reserve whilst also having easy access to Rochdale town centre and the motorway network.

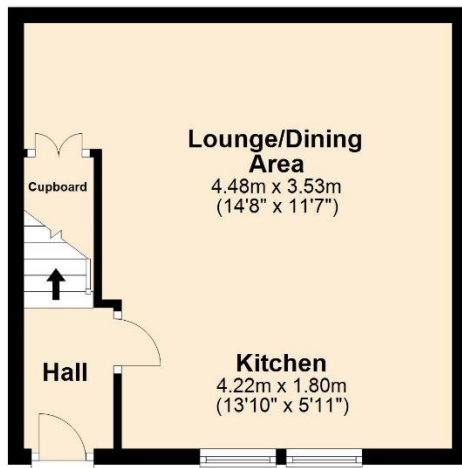


Internally, the deceptively spacious property is set over three levels with accommodation comprising of an entrance hall, lounge/dining open-plan to the kitchen, shower room and TWO DOUBLE BEDROOMS with a main located on the top floor that could easily be split to make two bedrooms or could become a spacious main with en-suite. The property also benefits from having gas central heating and upvc double glazing throughout.

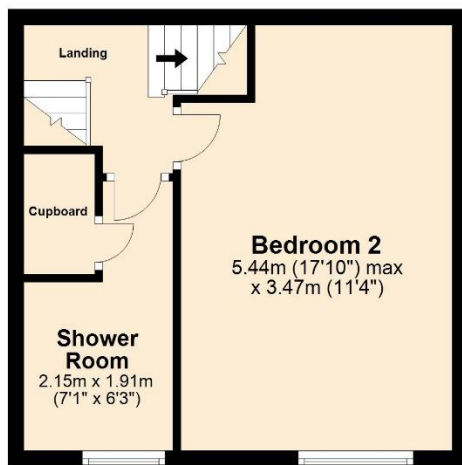


This stone fronted property benefits from having a private yard at the front of the home and an extensive garden that can also be used as off-road parking. The property is FREEHOLD!

Ground Floor



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".