



2 Upper Passmonds Grove

Passmonds | OL11 5AH

2 Upper Passmonds Grove

Passmonds | OL11 5AH



Overview

- Detached Family Home
- Popular Yet Convenient Location
- Four Bedrooms
- Two Reception Rooms
- Main With Modern En-Suite
- Family Bathroom
- Expansive Kitchen
- Gardens To Front, Rear & Side
- Excellent Corner Plot
- Large Driveway & Garages
- No Chain



Four Bedroom Detached Family Home Occupying An Excellent Corner Plot

Being sold with no chain, this detached family home boasts a fantastic potential whilst conveniently situated on a sought-after development 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.



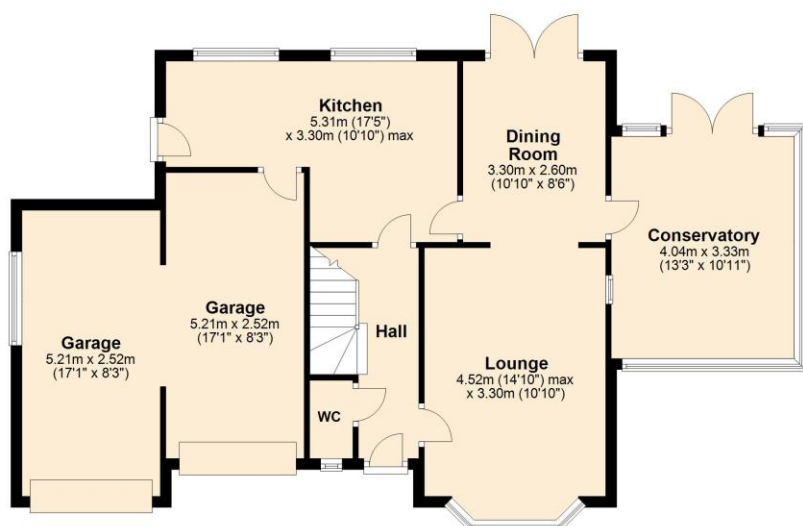
Internally, the superb family home offers spacious living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, a fitted kitchen, conservatory, four bedrooms (three doubles), main with modern en-suite and a family bathroom.

The property benefits from having gas central heating and upvc double glazing throughout.

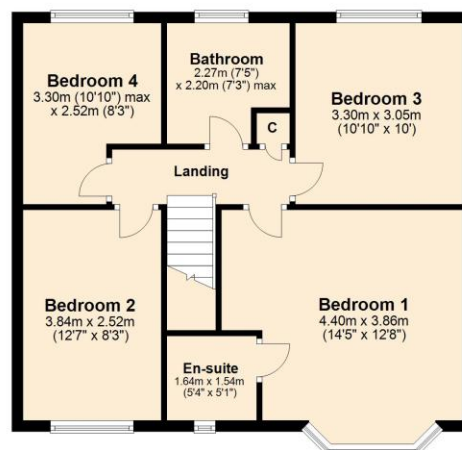


Occupying an expansive corner plot, the family home boasts a large driveway with ample off-road parking that leads to two integral garages. There is the potential to extend over the garage (subject to relevant planning permissions). Well stocked gardens surround the home on all sides.

Ground Floor



First Floor



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency



rightmove

Zoopla

PrimeLocation.com

"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".