



32 Primrose Street

Spotland | OL12 6AW

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## Overview

- Mid-Terraced House
- Popular Yet Convenient Location
- Four Bedrooms
- Including Attic Room
- Three-Piece Bathroom
- Set Over Three Levels
- Fitted Dining Kitchen
- Private Rear Yard
- Close To Local Amenities
- Ideal For First Time Buyers
- Freehold



## Four Bedroom Mid-Terraced House In A Popular Yet Convenient Location

Set in an extremely popular location, this mid-terraced house is also convenient for excellent local amenities including Rochdale town centre, local train station, Metrolink yet with easy access to the motorway network. Ideally suited towards first time buyers, families or investors looking to increase their property portfolio.





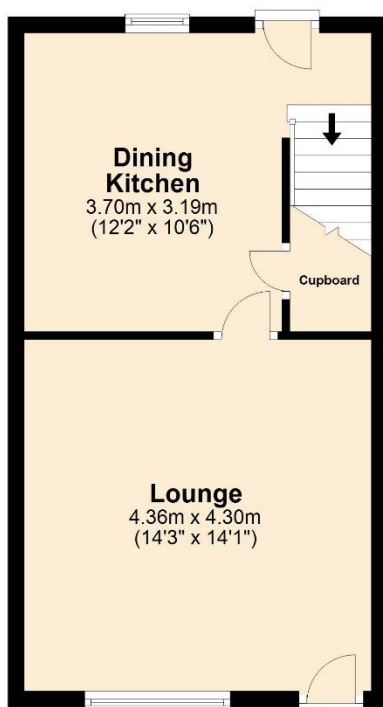
Internally, the three-storey property offers deceptively spacious living accommodation comprising of a lounge, fitted dining kitchen, four bedrooms including an attic room and a three-piece bathroom.

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

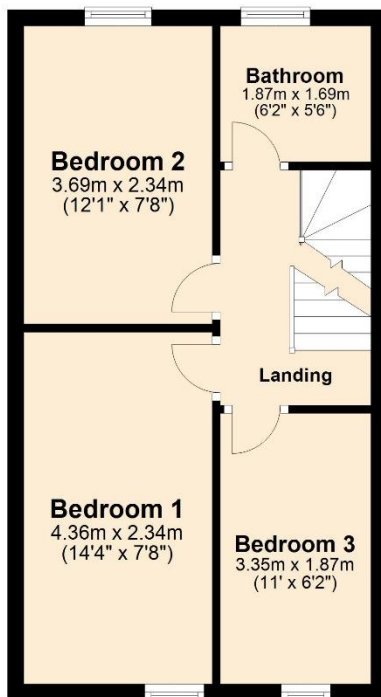


There is a private and low-maintenance yard located at the rear.

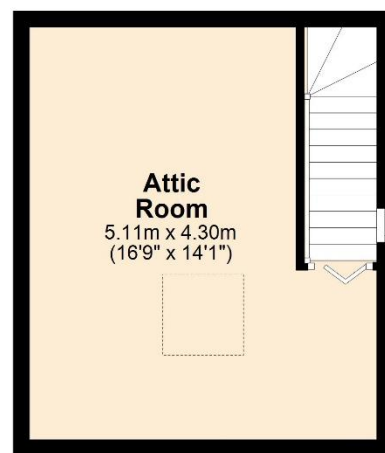
## Ground Floor



## First Floor



## Second Floor



4 Smith Street, Rochdale  
Lancashire, OL16 1TU  
Tel: 01706 356633  
Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)







"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".