



**276 Spotland Road**

Meanwood | OL12 7AG

## Overview

- Semi-Detached House
- Three Double Bedrooms
- Set Over Three Levels
- Brand New Kitchen
- Two Reception Rooms
- Garden To Side
- Four-Piece Bathroom
- Popular Yet Convenient Location
- Deceptively Spacious
- Close To Local Amenities
- Ideal For First Time Buyers



## Three Bedroom Semi-Detached House Set Over Three Floors

Occupying a prominent position, this three-storey semi-detached house offers spacious living accommodation whilst located 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.



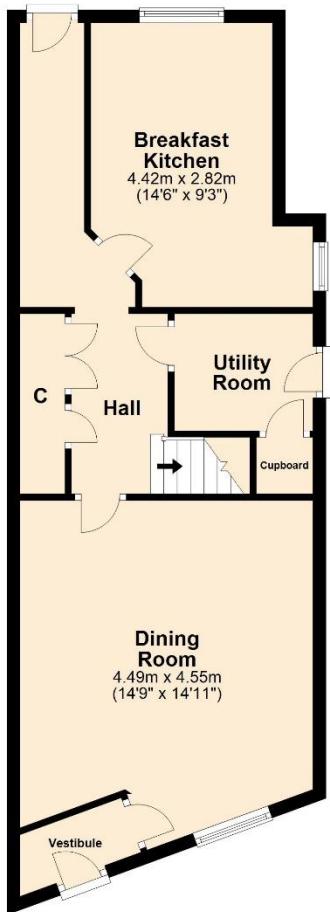
Internally, the deceptively spacious property offers versatile living accommodation comprising an entrance vestibule, two reception rooms a brand new kitchen, utility room, three double bedrooms and a four-piece bathroom.

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

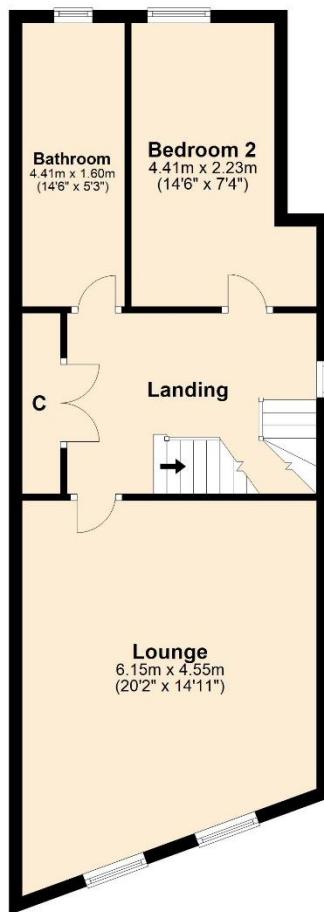


There is a private garden located to the side of the home.

**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".