



14 Kings Grove

Wardle | OL12 9HR

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Overview

- Semi-Detached House
- Three Bedrooms
- Lounge With Log Burner
- Fitted Dining Kitchen
- Potential For Driveway
- Extensive Rear Garden
- Modern Bathroom
- Popular Yet Convenient Location
- On The Doorstep Of Wardle
- Close To Local Amenities
- Ideal For First Time Buyers



Three Bedroom Semi-Detached House On The Doorstep Of Wardle Village

Situated on the doorstep of Wardle village, this semi-detached house is within walking distance of excellent local amenities including Smithybridge train station with a 25-minute journey into Manchester city centre. The home is also conveniently located for excellent local schools, Rochdale town centre, Hollingworth lake and Watergrove reservoir whilst only a short journey from the motorway network.



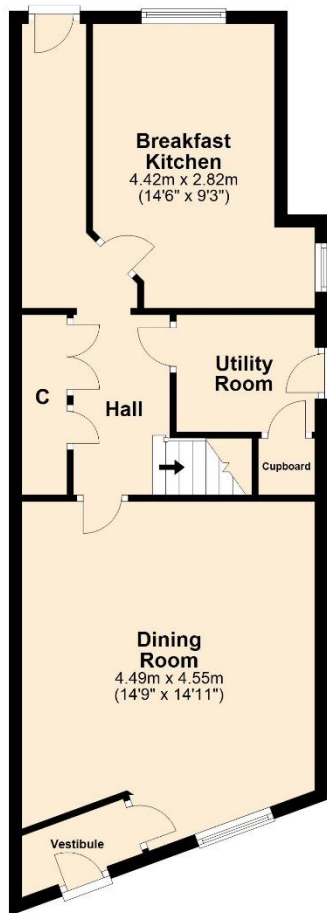
Internally, the well-presented property offers ideal family living accommodation comprising of an entrance hall, lounge with log burner, fitted dining kitchen, utility room, three bedrooms and a modern family bathroom.

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

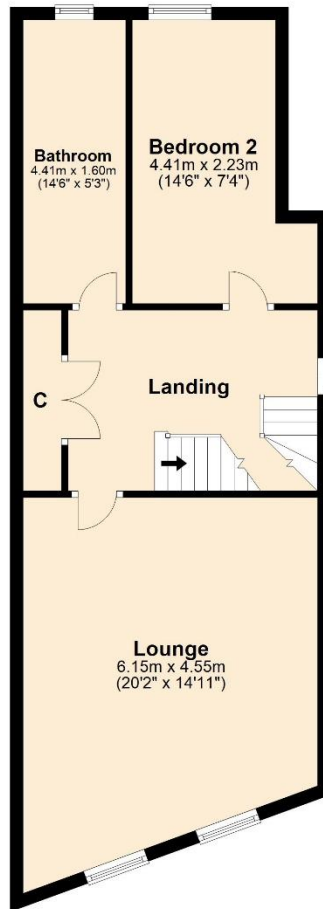


Occupying a good-sized plot, the property is set back from the road and offers the potential for off-road parking at the front. To the rear, an extensive lawn garden with flower and vegetable beds on the borders..

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".