



16 Cockcroft Street

Blackley | M9 4DE

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Overview

- Deceptively Spacious
- Mid-Terraced House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Private Rear Garden
- Wet Room
- New Gas Central Heating Boiler
- Ideal For Investors / HMO
- Close To Manchester City Centre
- Versatile Living Accommodation



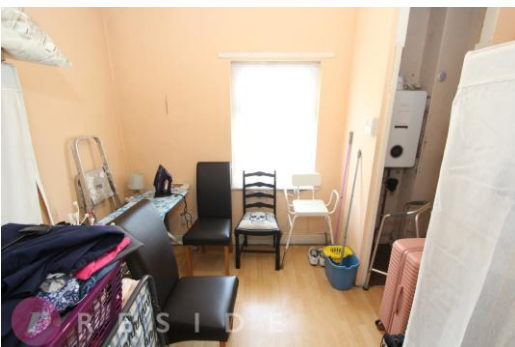
Four Bedroom Mid-Terraced House Close To Manchester City Centre

Situated closely to Manchester city centre, this mid-terraced house is well placed for access to an excellent range of amenities and facilities including shops, supermarkets, banks, schools, North Manchester General Hospital, North Manchester Sixth Form College and Library and only a short drive away from the M60/M62/M66.



Internally, the well-presented home offers deceptively spacious living accommodation comprising of an entrance vestibule, two reception rooms, a modern fitted kitchen, four bedrooms and a wet room.

The property also benefits from having upvc double glazing and a brand-new gas central heating boiler.

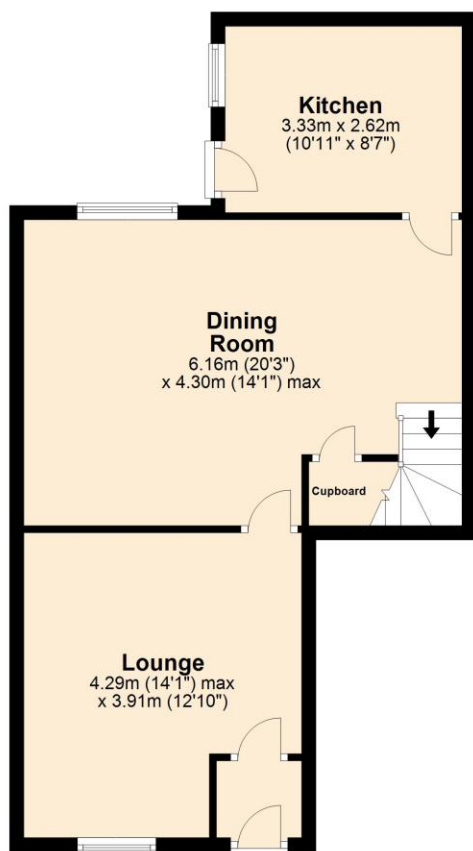


There is a fully enclosed low maintenance garden located at the rear of the property.

The property is FREEHOLD!

Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

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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".