



50 Willbutts Lane

Meanwood | OL11 5AY

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Overview

- Mid-Terraced House
- Bay Fronted
- Deceptively Spacious
- Three Bedrooms
- Fitted Dining Kitchen
- Brand New Utility Room
- Modern Family Bathroom
- Forecourt Garden
- Extensive Rear Garden
- Extremely Popular Location
- Close To Local Amenities



Three Bedroom Mid-Terraced House With Extensive Rear Garden

Set in an extremely popular yet convenient location, this bay fronted mid-terraced house offers ideal first-time buyer living accommodation whilst also located within walking distance of good local amenities including Denehurst park, whilst also having easy access to Rochdale town centre and the motorway network.



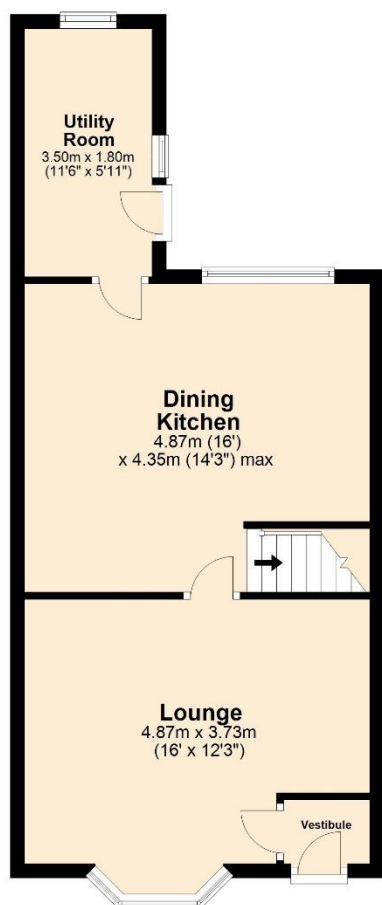
Internally, this beautifully presented home offers deceptively spacious living accommodation comprising of an entrance vestibule, lounge with gas burner, a fitted dining kitchen, brand new utility room, three bedrooms and a modern four-piece bathroom with sauna.

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

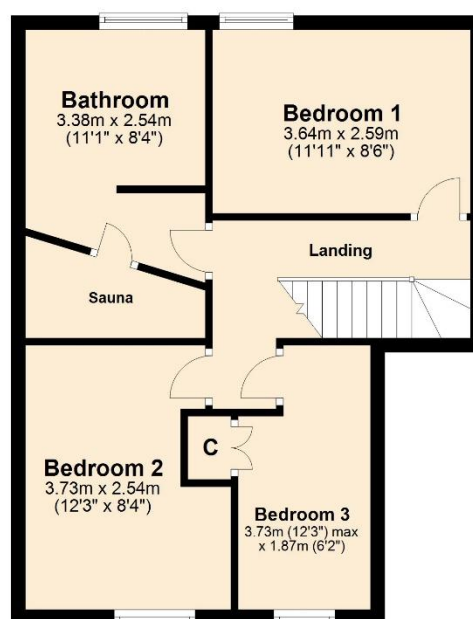


The property boasts a forecourt garden with extensive garden to rear designed with low-maintenance in mind boasting artificial lawn, multiple patios and steel frame pergola.

Ground Floor



First 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".