



10 Melbourne Close

Buersil | OL11 2EJ

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Overview

- Semi-Detached House
- Communal Car Park
- Three Bedrooms
- Potential To Extend
- Modern Dining Kitchen
- Brand New Wet Room
- Extensive Rear Garden
- Convenient Yet Quiet Location
- Ideal For First-Time Buyers
- Stairlift
- No Chain



Three Bedroom Semi-Detached House With Extensive Rear Garden

Set at the end of a quiet cul-de-sac, this semi-detached house is located in a popular yet convenient location just off the main Oldham to Rochdale road making it within walking distance of excellent local amenities including local schools and provides easy access to Rochdale / Oldham town centres and the motorway network.

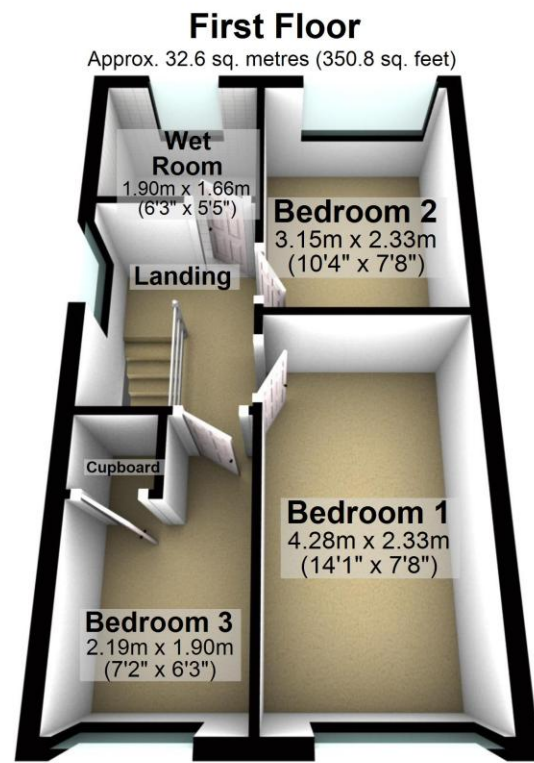
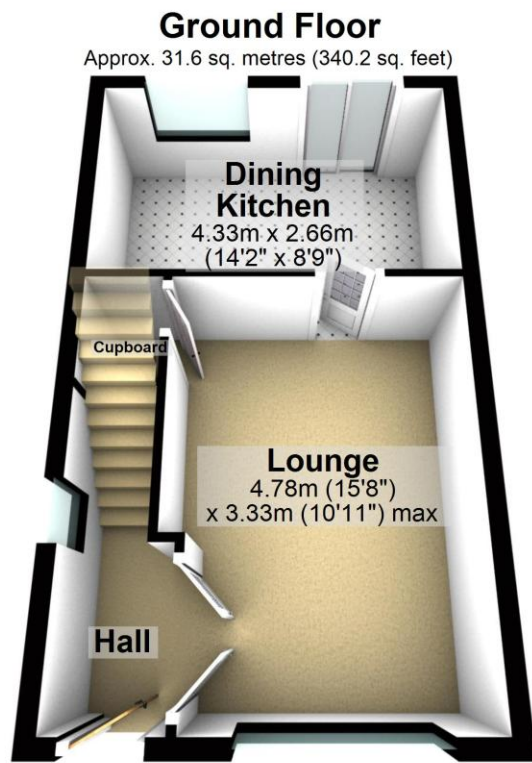


Internally, the well-maintained home offers ideal living accommodation for young families whilst comprising of an entrance hall, lounge, a modern dining kitchen with integrated appliances, three bedrooms and a brand new wet room.

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



The property has a communal car park at the front and an extensive garden at the rear with tall hedge borders for added privacy and multiple patios ensuring you can follow the sun into the evening! There is the potential to extend to the rear or side (plans are available upon request).



Total area: approx. 64.2 sq. metres (691.0 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".