



3 New Field Close

Belfield | OL16 2YJ

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Buersil | OL16 2YJ



Overview

- Semi-Detached House
- Potential To Extend
- Two Double Bedrooms
- Long Driveway To Side
- Fitted Kitchen
- Shower Room
- Extensive Rear Garden
- Ever Popular Location
- Ideal For First-Time Buyers
- Freehold
- No Chain



Two Bedroom Semi-Detached House With The Potential To Extend

Situated on an ever popular development, this semi-detached house boasts the potential to be extended, subject to planning permissions. Located within close proximity to excellent amenities including local schools, Rochdale town centre, train station, Metrolink and the motorway network.



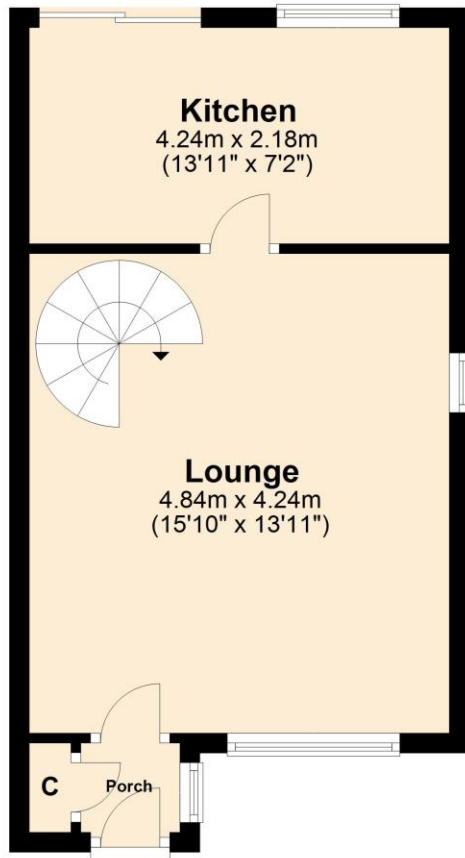
Internally, the property offers ideal first-time buyer living accommodation comprising of an entrance porch, lounge, fitted kitchen, two double bedrooms and a shower room.

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

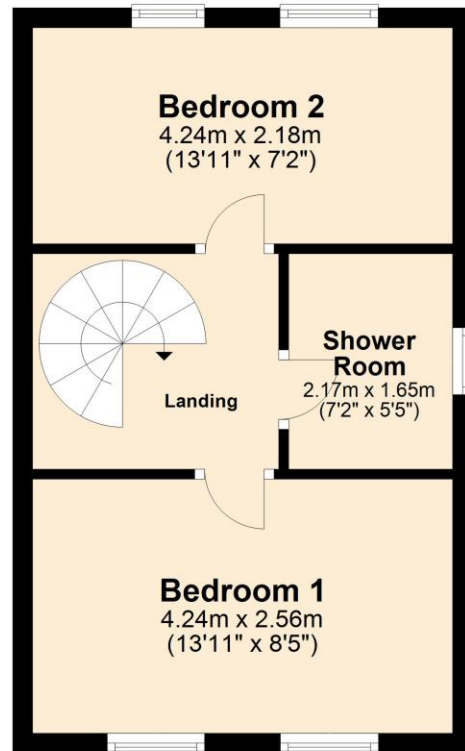


There is a long driveway to the side of the property with a space for additional parking/garden at the front. There is a generous garden to the rear that boasts the potential for extension to home, subject to planning.

Ground Floor



First Floor



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency



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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".