



**4 Tarragon Drive**

Middleton | M24 5AY

## Overview

- Semi-Detached House
- Set Over Three Levels
- Three Double Bedrooms
- Main With En-Suite
- Family Bathroom
- Fitted Dining Kitchen
- South Facing Rear Garden
- Two Car Driveway To Side
- Taylor Wimpey Development
- Still Under NHBC Warranty

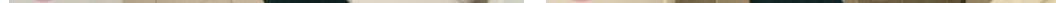


## Three Bedroom Semi-Detached House Set On A Popular Taylor Wimpey Development

Built in 2022, this Taylor Wimpey semi-detached house is conveniently located for local amenities, well-regarded schools, and excellent transport links, the property is within easy reach of Middleton, Heywood, and Oldham town centres — and just a 30-minute commute to Manchester city centre.



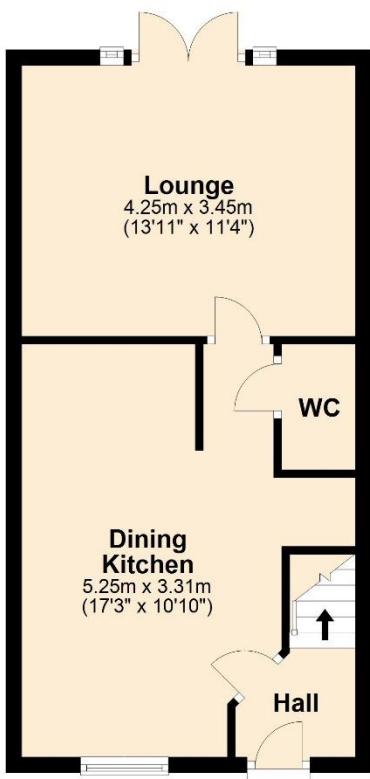
Internally, this family home is set over three levels and offers spacious living accommodation comprising of an entrance hall, downstairs wc, lounge, fitted dining kitchen, three double bedrooms, main with en-suite and a family bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



The semi-detached family home has a driveway to the side for two cars. A lawn garden sits at the front whilst a south facing garden with low-maintenance lawn is at the rear.

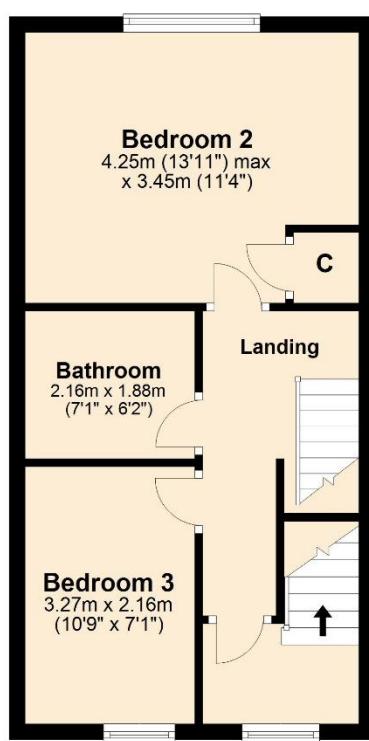
### Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



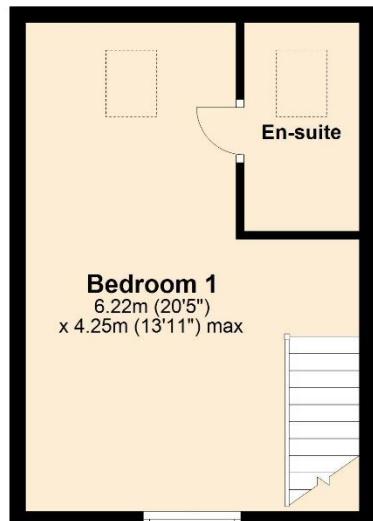
### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



### Second Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"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".