



**Your
Property
Centre**

Your House Our World

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28 Mountain Ash

, Rochdale, OL12 7JE

Offers in the region of £175,000

YOUR PROPERTY CENTRE are excited to bring to market a unique property nestled in a charming semi-rural setting.

This delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms plus an accessible LOFT ROOM. Two reception rooms, a spacious lounge seamlessly leading to the dining room then on to the kitchen, designed to accommodate family living with ease.

Outside, you will find both a front and back garden, the property also includes off road parking for one vehicle to the rear, adding to the convenience of everyday life. The property is in need of a little cosmetic works however it boasts a valid Gas Safety, Electrical Installation Check and had an entire new roof 3 years ago.

Situated in close proximity to the vibrant areas of Rochdale, Heywood, and Bury, this home benefits from a variety of local amenities, schools, and transport links.

Additionally, the nearby Healey Dell Nature Reserve provides a beautiful natural escape, perfect for leisurely walks and outdoor activities.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community, with all the essential conveniences just a stone's throw away. Whether you are looking to settle down or invest, this house on Mountain Ash is certainly worth considering.

The property is chain-free, allowing for a smooth and straightforward purchasing process.

Viewings highly recommended please contact agent to arrange 0161 343 2530.

3 BEDROOMS PLUS LOFT SPACE

- POPULAR LOCATION
- CLOSE TO TOP PERFORMING SCHOOLS
- COUNTRYSIDE WALKS ON YOUR DOOR STEP
- CHAIN FREE
- IDEAL FAMILY HOME

Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



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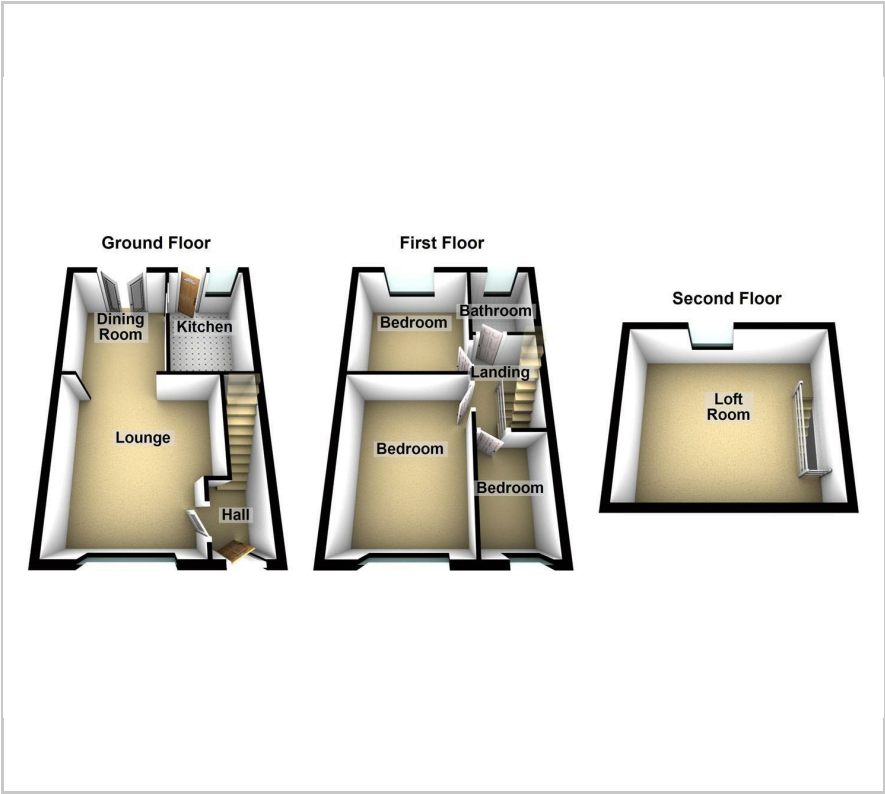


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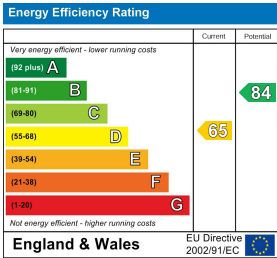
Floor Plan



Area Map



Energy Efficiency Graph



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