



30 Cavendish Road

Kirkholt | OL11 2QX



Overview

- Semi-Detached House
- Requires Some Updating
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Shower Room
- Potential To Extend
- Gated Driveway
- No Chain
- Gardens To Front, Rear & Side
- Superb Corner Plot



Two Bedroom Semi-Detached House Boasting A Superb Corner Plot

Occupying a superb corner plot, this semi-detached house is located on a popular development within walking distance of excellent local amenities, Metrolink and train station yet with easy access into Rochdale town centre and the motorway network.



Internally, the property may require some updating but offers fantastic potential whilst comprising of an entrance hall, lounge/dining area, kitchen, two double bedrooms and a shower room.

The property has double glazing.

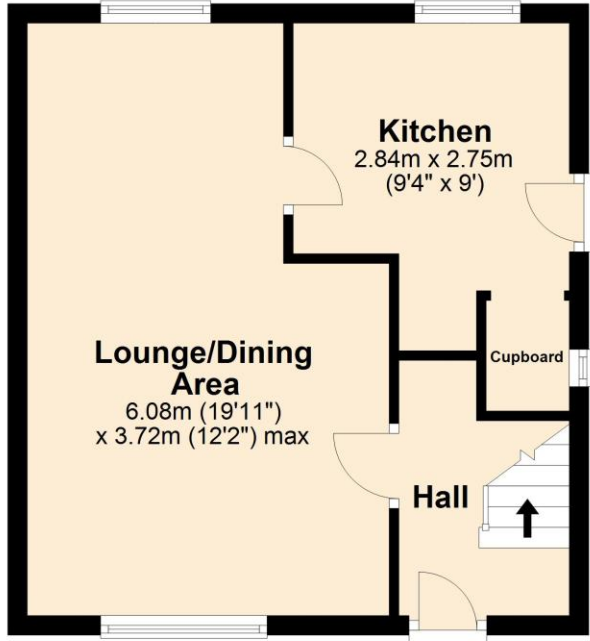


The property sits in a prominent position and occupies a superb corner plot with gardens that wraparound and boast a fantastic potential to extend. There is a fully enclosed garden at the rear and gated driveway at the front.

The property is Freehold!

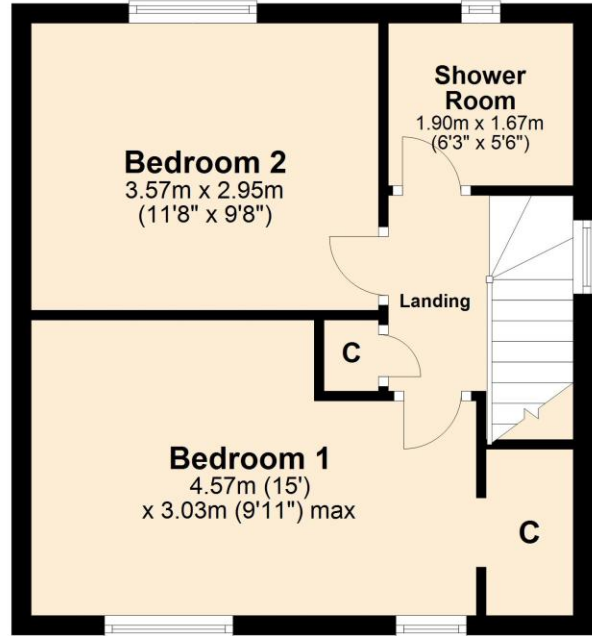
Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.3 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

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."