



54 Rosefield Crescent

Kingsway | OL16 5BD



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## Overview

- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Lounge/Dining Area
- Popular Yet Convenient Location
- South Facing Rear Garden
- Extend Potential
- Walking Distance Metrolink
- No Chain
- Ideal For Young Families



## Three Bedroom Semi-Detached House With Excellent Potential

Located within an extremely popular development, this semi-detached house is conveniently located on the doorstep of excellent local amenities including good schools, supermarket and the Metrolink yet with easy access to Rochdale/Oldham town centres and the motorway network.



Internally, the home offers excellent potential with ideal young family living accommodation comprising of an entrance hall, a spacious lounge/dining area, fitted kitchen, three bedrooms and bathroom. The property also benefits from having gas central heating and double glazing.

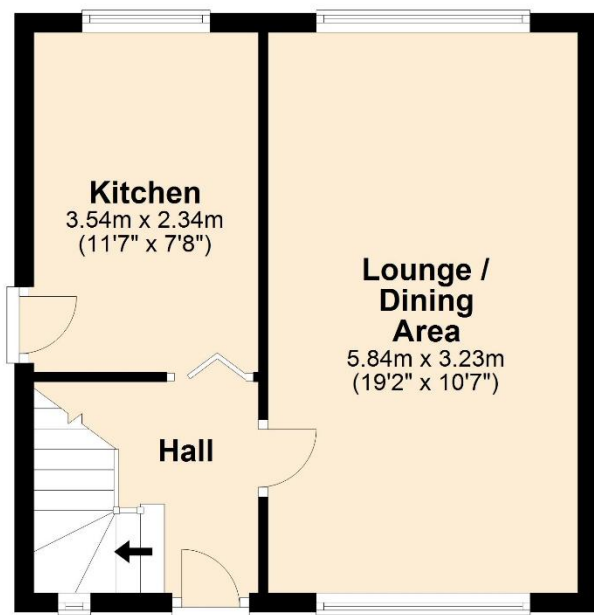


Outside, there is a gated driveway to front and a beautiful, South-facing garden to rear with a patio and lawn with hedge/flowerbed borders. The home also includes a detached garage. The property is Freehold!



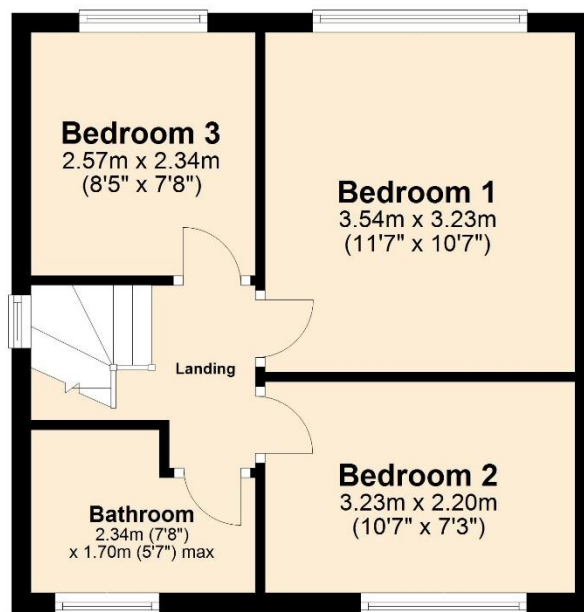
## Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 66.3 sq. metres (713.7 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".