



110 Newhouse Road

Hopwood | OL10 2NU

Overview

- Semi-Detached House
- Beautifully Presented Throughout
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Brand New Bathroom
- Summerhouse/Workshop With Power
- Landscaped Rear Garden
- Driveway To Side
- Not Overlooked
- Excellent Local Amenities

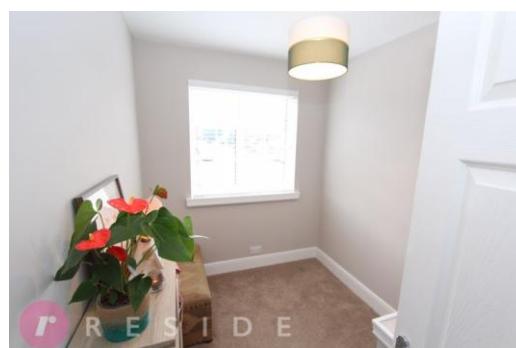


Three Bedroom Semi-Detached With Large Summerhouse

Situated on a sought-after development, this delightful semi-detached home offers ideal family living accommodation whilst located on the doorstep of excellent amenities including schools, pubs, restaurants, Hopwood Park and only a short journey from Manchester Golf Club whilst still having easy access to Manchester city centre, Heywood/Middleton town centres and the motorway network.



Internally, the ideal family home has beautifully presented living accommodation comprising of an entrance hall, open-plan lounge & dining room, a fitted kitchen, three bedrooms and a brand new three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

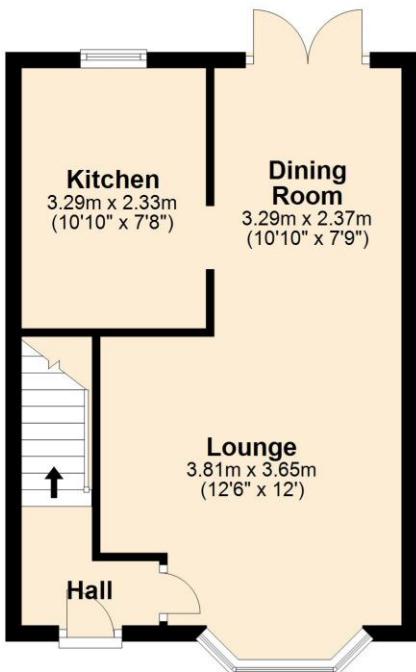


Set well back from the road, the home has a lawn garden at the front and long driveway to the side. At the rear, a beautiful landscaped garden with outdoor lighting, raised decking, patio/bbq area, artificial lawn with raised beds and access to the summerhouse.

The property is Freehold!

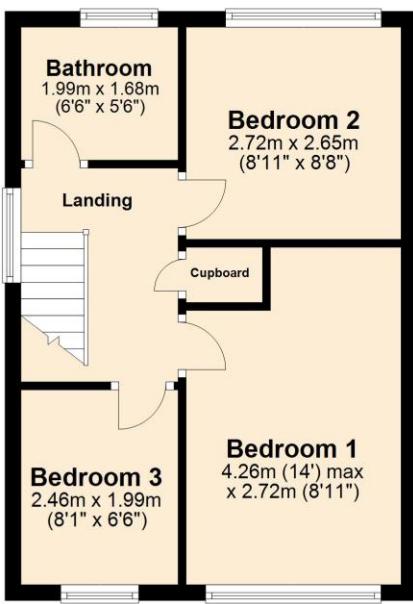
Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



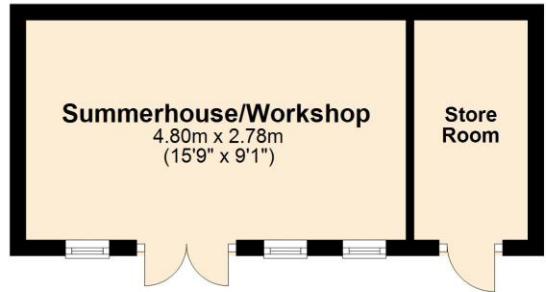
First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Outbuilding

Approx. 17.6 sq. metres (189.6 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 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".