

32 Greenbridge Close, Queensway,
Rochdale OL11 1TL



2 BEDROOMED MID TOWN HOUSE



Spacious 2 bedroomed mid town house conveniently situated off Queensway and close to motorway network via junction 20 M62. The property benefits from 2 bedrooms, shower room, gas central heating, paved driveway to the front and rear garden. VIEWING ESSENTIAL, the property is unfurnished but can be offered furnished subject to negotiation

*LOUNGE, KITCHEN/DINER, 2 BEDROOMS, SHOWER ROOM,
REAR GARDEN AND OFF STREET PARKING TO THE FRONT
£ 495 PER CALENDAR MONTH - UNFURNISHED*



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property) (dimensions to be confirmed on site)

Ground Floor

Entrance HALL

LOUNGE -

Spacious lounge with feature gas fire and wooden surround. Leading to kitchen/ diner.

KITCHEN/ DINER -

Good range of modern wall and base units with contrasting worktops. Space for cooker, fridge freezer and washing machine. Ample room for dining table and chairs.

First Floor

BEDROOM 1 - FRONT

Large double bedroom with a good range of built in wardrobes and drawers

BEDROOM 2 - REAR

Good sized bedroom

SHOWER ROOM -

Shower Cubicle, vanity wash hand basin, low level wc - matching suite in white, heated towel rail

External

The front garden is blocked paved providing off street parking, and there is an enclosed rear garden.

LOCATION

Proceed out of Rochdale along Oldham Road turning right at the traffic lights down Queensway before turning right down Dicken Green Lane, just before the Public House. Turn right into Greenbridge Close, where you will find the property around the bend on the right hand side, visible by our prominent agency board

SHORTHOLD TENANCY AGREEMENT FOR A MINIMUM PERIOD OF 6 MONTHS

RENTAL

£495 PER CALENDAR MONTH unfurnished. The property can be offered furnished, subject to negotiation.

RENT BOND

£495 will be required upon the signing of the tenancy agreement

COUNCIL TAX BAND

We understand the property is in council tax band A. Please confirm with the council prior to taking the property.

LANDLORDS CONDITIONS

No DSS, No Pets,

VIEWING

Strictly by appointment with sole agents Barton Kendal.



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



HOME
SALE
SOLUTIONS



Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification