



**3 Greenfield Lane**

Smallbridge | OL16 2QX

## Overview

- Mid-Terraced House
- Convenient Location
- Two Bedrooms
- Fitted Kitchen
- Modern Shower Room
- Spacious Lounge
- Communal Rear Garden
- Ideal For Investors
- Close To Smithybridge Train Station
- Stone Fronted



## Two Bedroom Mid-Terraced House In A Quiet Yet Convenient Location

Situated on a quiet lane, this mid-terraced house is also conveniently located within walking distance of Smithybridge train station, Hollingworth lake, Wardle & Littleborough villages and Rochdale town centre yet also has easy access to the motorway network.



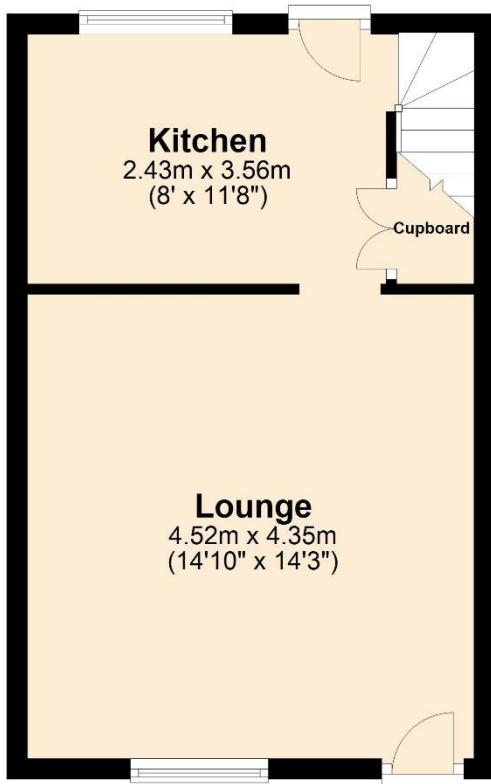
Internally, the property offers ideal first time buyer living accommodation comprising of a spacious lounge with feature fireplace, fitted kitchen, two bedrooms and a modern shower room. The property also benefits from having gas central heating and upvc double glazing throughout.



There is a communal garden located at the rear of the property.

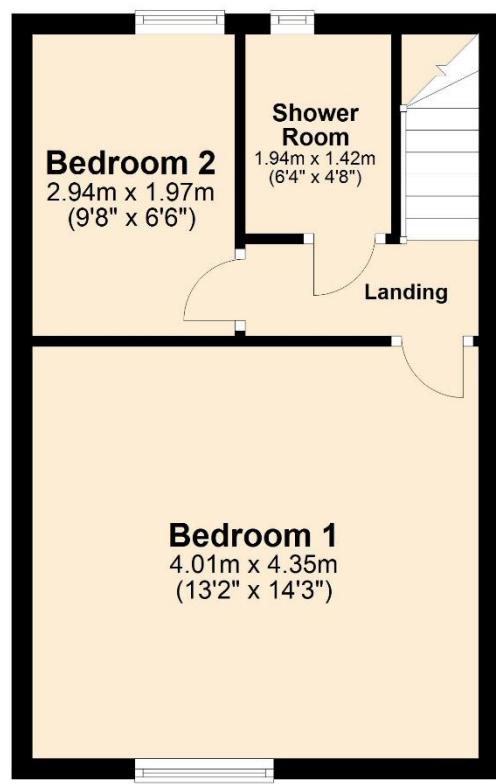
## Ground Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



## First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 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".