



19 Siddall Street

Hopwood | OL10 2AS

Overview

- End-Town House
- Two Bedrooms
- Modern Dining Kitchen
- New Boiler
- Driveway To Front
- South Facing Rear Garden
- Popular Yet Convenient Location
- Close To Motorway Network
- Immaculate Throughout
- Ideal For First-Time Buyers



Two Bedroom End-Town House Located Close To The Motorway Network

This extremely well-presented end-town house is situated in a popular yet convenient location 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.



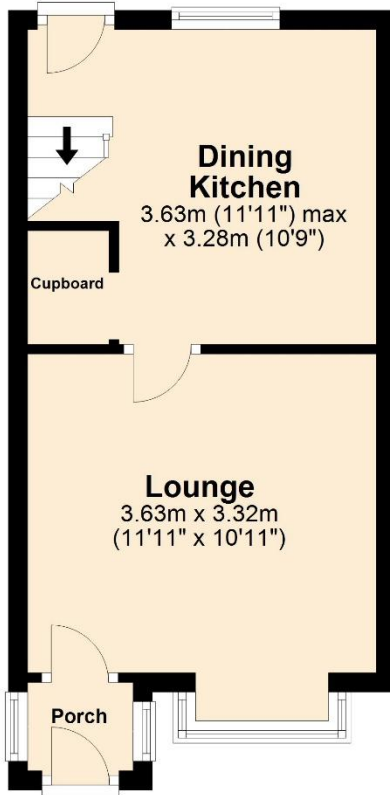
Internally, this immaculate home offers ideal first-time buyer living accommodation comprising of an entrance porch, spacious lounge, a modern dining kitchen, two bedrooms and three-piece bathroom. The property also benefits from having a recently installed boiler and upvc double glazing throughout.



To the front, the property has a single driveway whilst at the rear it affords a South-facing and low-maintenance garden with new fencing for additional privacy and security.

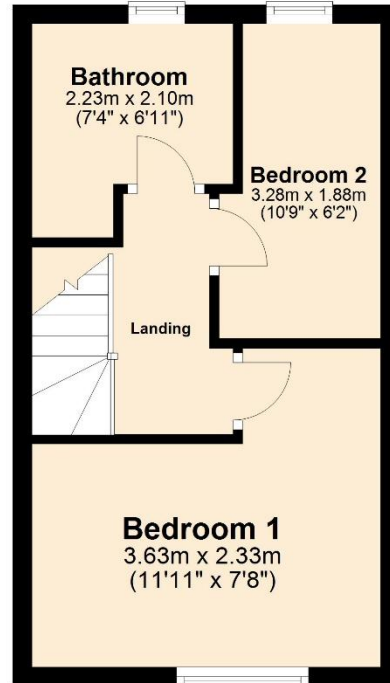
Ground Floor

Approx. 25.8 sq. metres (277.9 sq. feet)



First Floor

Approx. 24.3 sq. metres (262.1 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 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".