

r R E S I D E



99a Belfield Lane

Belfield | OL16 2YB

Overview

- Detached Family Home
- Set Over Three Levels
- Four Double Bedrooms
- Two Reception Rooms
- Shower Room & En-Suite
- Driveway & Integral Garage
- Private Rear Garden
- Spacious Living Accommodation
- Quiet Yet Convenient Location
- No Chain



Four Bedroom Detached Family Home In A Quiet Yet Convenient Location

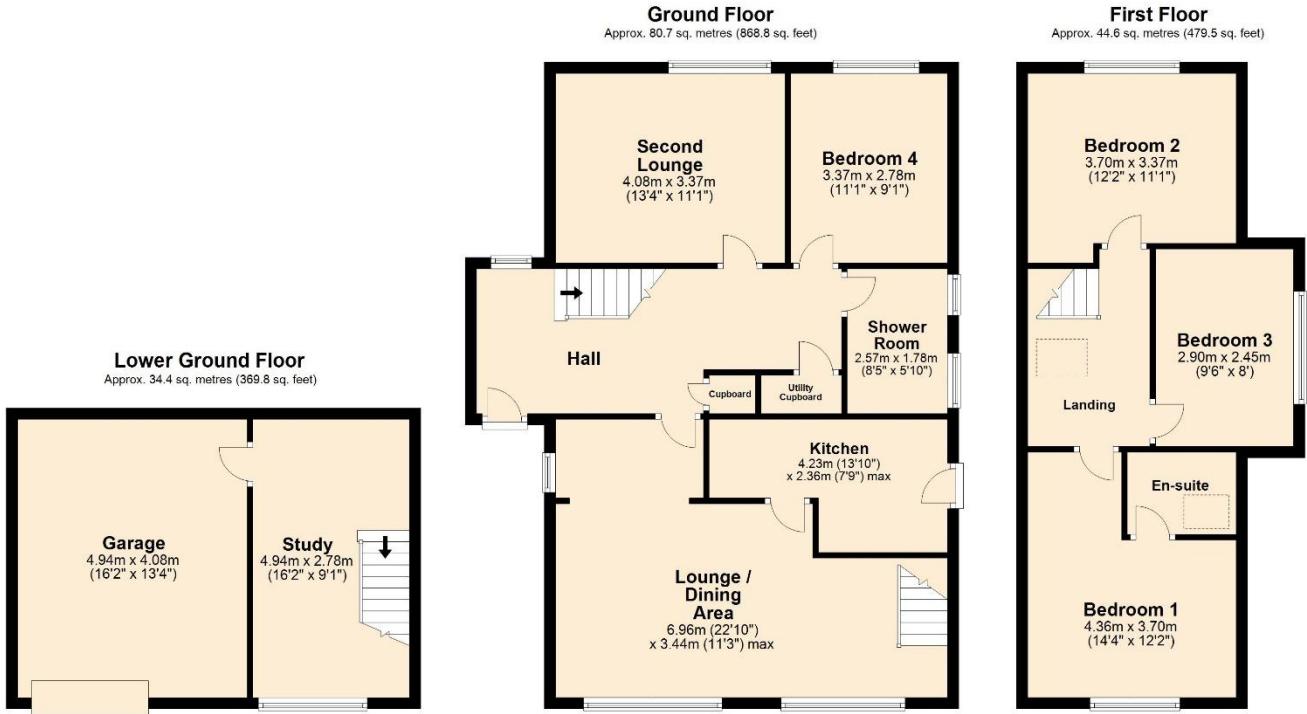
Situated on a quiet lane, this detached family home is conveniently located on the doorstep of excellent local amenities including Kingsway retail park, good schools, supermarket and the Metrolink yet with easy access to Rochdale/Oldham town centres and the motorway network..



Internally, this spacious family home is set over three levels and offers versatile living accommodation comprising of an entrance hall, spacious reception room, study, kitchen, five double bedrooms, en-suite and shower room. The property benefits from having gas central heating and upvc double glazing throughout.



The property boasts off-road parking at the front which leads to a large integral garage. To the rear, an elevated garden with excellent potential.



Total area: approx. 159.6 sq. metres (1718.1 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".