



61 Watkin Street

Lowerplace | OL16 4UJ



Overview

- Mid-Terraced House
- Rear Yard
- Two Bedrooms
- Three-Piece Bathroom
- Large Lounge
- Fitted Dining Kitchen
- Ideal For Landlords
- Popular Location
- Perfect For First-Time Buyers
- No Chain



Two Bedroom Mid-Terraced House In A Popular Location

Situated in a popular yet convenient location, this mid-terraced house is found just off the main Oldham to Rochdale Road making it within walking distance of excellent local amenities including local schools whilst also a short journey to the motorway network.



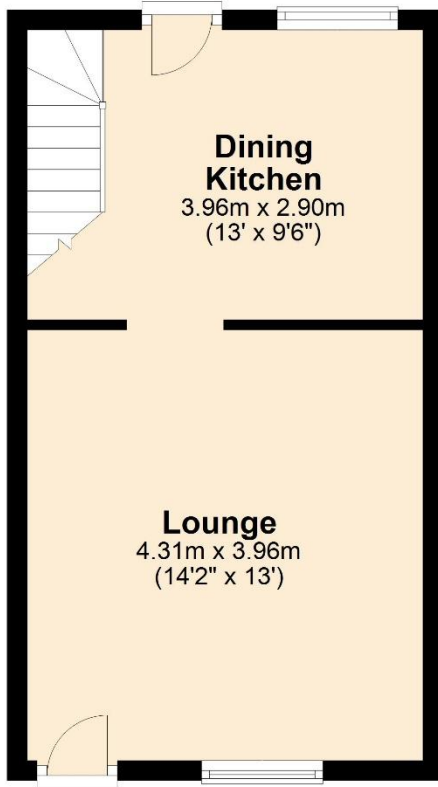
Internally, the property boasts ideal first-time buyer living accommodation comprising of a spacious lounge, fitted dining kitchen, two bedrooms and a three-piece bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



There is a private yard to the rear.

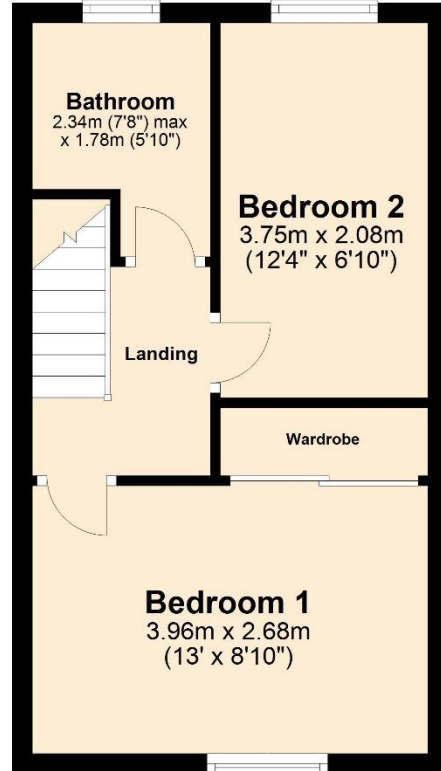
Ground Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



Total area: approx. 57.9 sq. metres (623.2 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

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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".