



SIMPLE LIFE



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£500

To spend on your garden\*  
When you move in by the  
31<sup>st</sup> May

\*Available on selected properties

## Arkwright Avenue, Rochdale, OL16

£1,275 PCM

\*\* £500 TO SPEND ON YOUR GARDEN \*\*

Within walking distance of half a dozen secondary schools, and 21 Good or Outstanding primaries within 3 miles of the site, quality education is easily accessible from the site.

The Weaver is a beautifully designed, modern 3 bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

Upstairs there is a generously proportioned master bedroom with fitted, mirrored wardrobes. Additionally there are two further bedrooms to the front of the house as well as a family bathroom, offering great space for young couples and families alike.

Being just off the A58 close to the Town Centre, Brookside Grange is only 9 miles from Manchester city itself. The surrounding areas include Asda and Iceland supermarkets, whilst two leisure centres are within a mile, perfect for fitness and pastimes.

Sited next to the River Roch, Brookside Grange is a development of 102 properties in Rochdale within easy reach of everything you need for work, play and education.

With direct buses to Rochdale and associated Metrolink and Rail Links, regional travel is easily achieved with the West Yorkshire cities of Bradford and Leeds also within reach for excellent connectivity. The rail stations of Smithy Bridge and Rochdale are also nearby for wider travel.

Use postcode OL16 2NB, with the development sitting on the corner of Roch Street and Albert Royds Street

Deposit £1470  
Holding Deposit £290  
Council Tax B  
Unfurnished  
Available 7th May 2026





## Key Features

- Private driveway
- Integrated Appliances
- Light grey carpets in the bedrooms and stairs
- Light wood or white interior doors
- Patio area in the private back garden
- Security alarm system
- Fitted wardrobes to master bedroom
- Light wash wood effect flooring
- Dark ash style worktops

## Location

