

130 New Barn Lane

Deeplish | OL11 1TD

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## Overview

- Extended End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Three-Piece Bathroom
- Basement Level / Cellar
- Private Rear Garden
- Convenient Location
- Close To Local Amenities
- Ideal For First-Time Buyers



## Extended Two Bedroom End-Terraced House Situated In A Convenient Location

This extended end-terraced house situated in a popular yet convenient location on the doorstep of excellent local amenities including Rochdale town centre, Metrolink and train station whilst also less than a five minute drive to the motorway junction. The property is within walking distance of the local Mosque and Ashfield Valley and Beech House schools.





Internally, the property offers ideal first time buyer living accommodation comprising of an entrance hall, two reception rooms, a fitted kitchen, basement level/cellar, two double bedrooms and a bathroom.

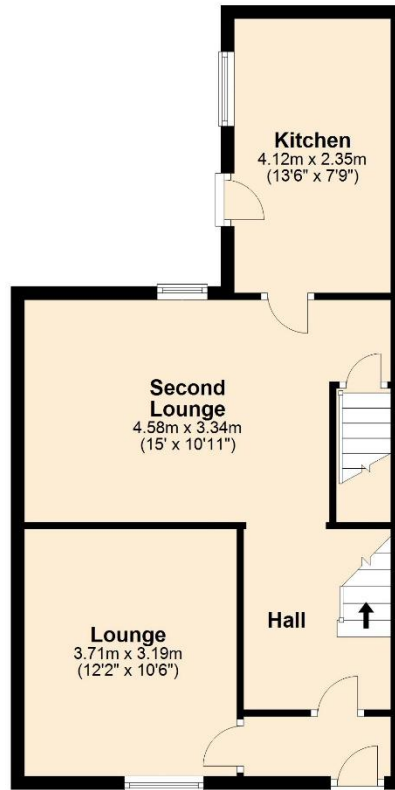
The property also benefits from having gas central heating and upvc double glazing throughout.



There is a yard to the rear of the property.

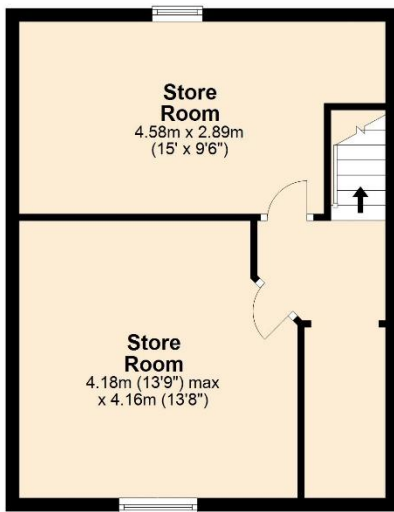
### Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



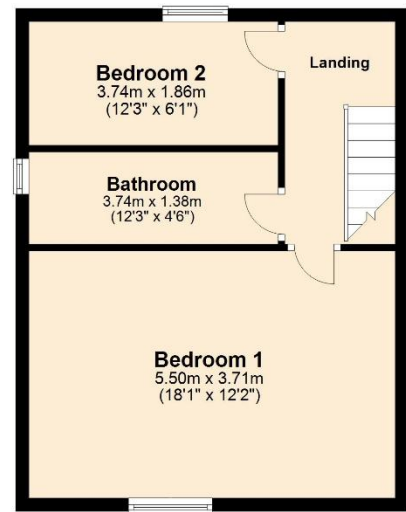
### Basement

Approx. 39.3 sq. metres (423.3 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 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".