



20 Ashley Close

Sudden | OL11 3EP

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## Overview

- Semi-Detached House
- Three Bedrooms
- Open-Plan Lounge / Dining
- Fitted Kitchen
- Three-Piece Bathroom
- Superb Conservatory
- Low-Maintenance Gardens
- Ample Off-Road Parking
- Detached Garage
- Quiet Cul-De-Sac Location
- Ideal Family Home



## Semi-Detached House Located Within A Quiet Cul-De-Sac

Situated in a popular yet convenient location, this delightful semi-detached house is within walking distance of excellent local amenities including Springfield Park, Castlehawk golf course, Tesco supermarket and sitting close to a bus stop it gives easy access to Rochdale and Bury town centres yet also to the local train station and the motorway network for commuters.





Internally, the property is well-maintained throughout and offers ideal family living accommodation briefly comprising of an entrance porch, hall, two reception rooms, a fitted kitchen, three bedrooms and a three-piece bathroom.

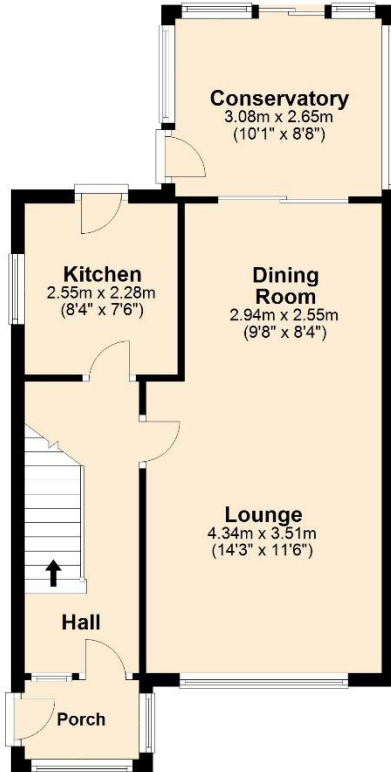
The property also benefits from having gas central heating and upvc double glazing throughout.



The ideal family home boasts low-maintenance gardens at the front and rear with ample off-road parking to the side that leads to a detached garage with power and inspection pit.

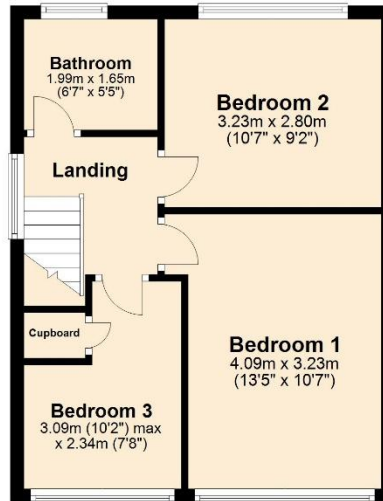
### Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



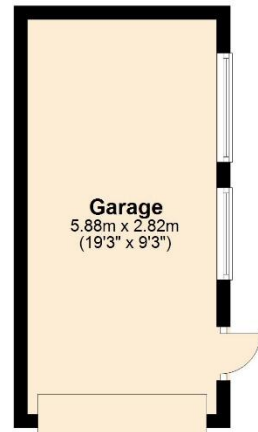
### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



### Outbuildings

Approx. 16.6 sq. metres (178.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.6 sq. feet)

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Plan produced using PlanUp.

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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".