



19 Willbutts Lane

Meanwood | OL11 5BE

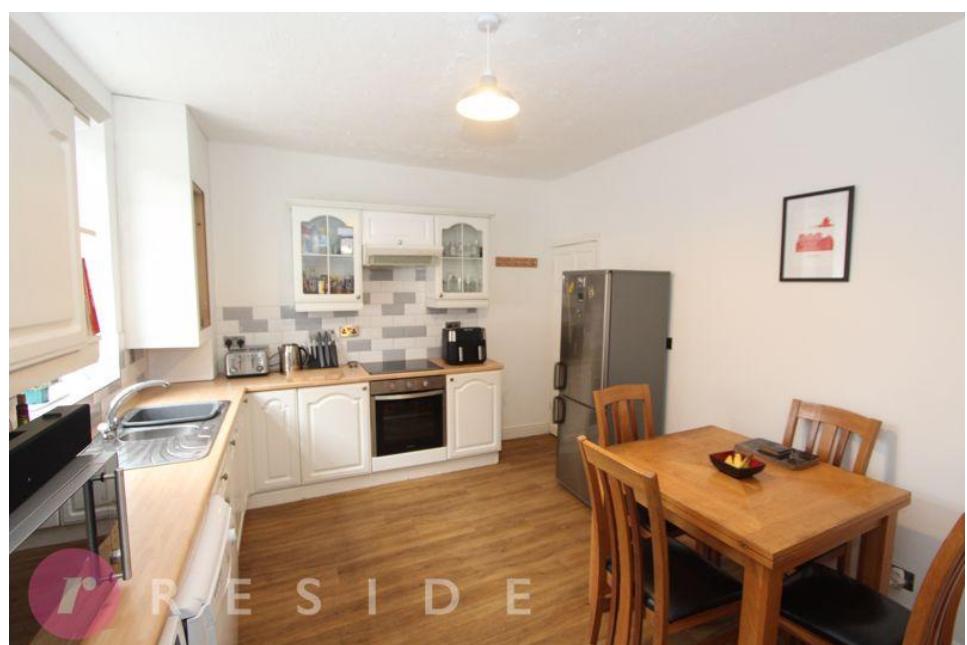
Overview

- End-Terraced House
- Set Over Three Levels
- Three Bedrooms
- Modern Four-Piece Bathroom
- Fitted Dining Kitchen
- Basement Level Storage
- South Facing Rear Garden
- Off-Road Parking
- Popular Yet Convenient Location
- Ideal For First-Time Buyers
- Excellent Local Amenities



Three Bedroom End-Terraced House With Off-Road Parking

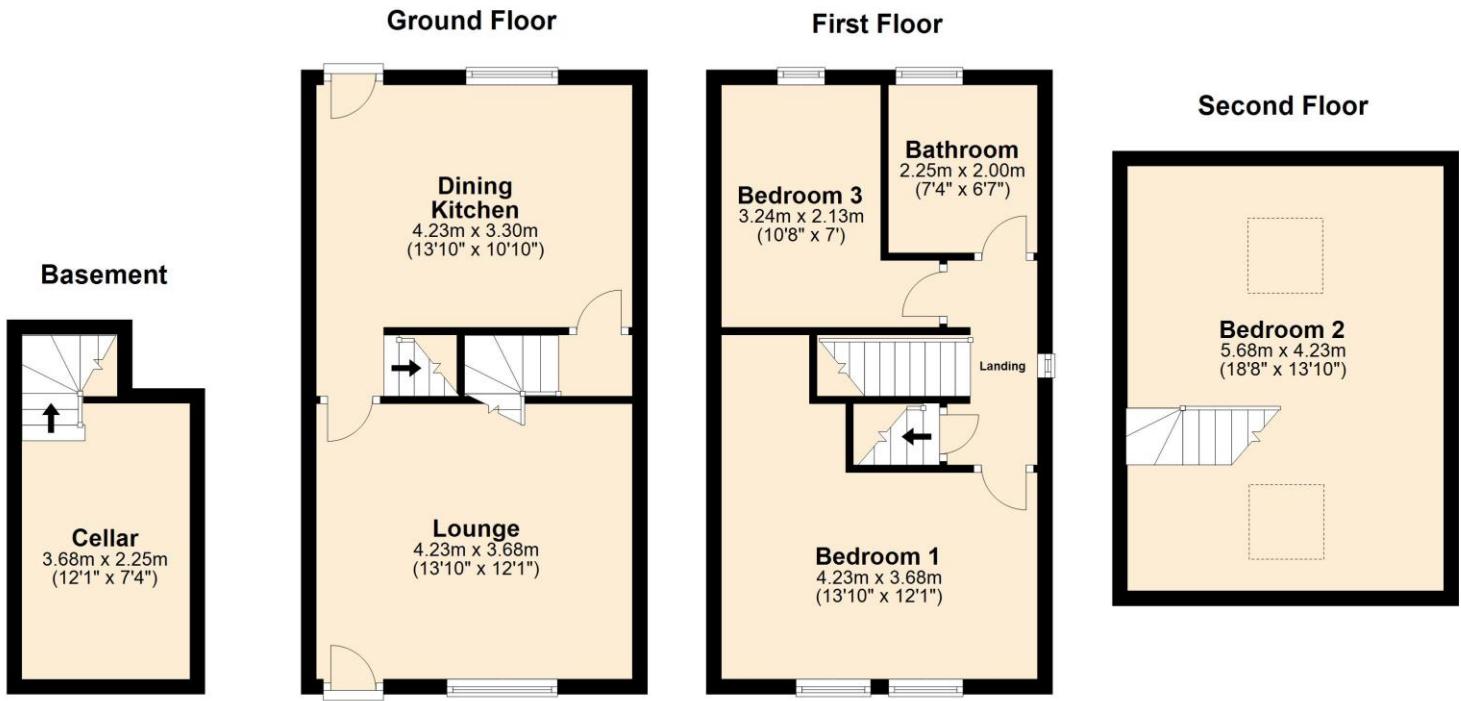
Situated in a popular location, this end-terraced house offers deceptively spacious living accommodation whilst located within walking distance of good local amenities including Denehurst park, whilst also having easy access to Rochdale town centre and the motorway network.



Internally, the three-storey home offers ideal first time buyer living accommodation comprising of a lounge, fitted dining kitchen, basement storage, three bedrooms and a modern four-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



The property has private off-road parking located at the side and a fully enclosed South facing rear garden.



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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".