



106 Rooley Moor Road

Meanwood | OL12 7DQ

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## Overview

- Recently Refurbished
- Mid-Terraced House
- Two Bedrooms
- Fitted Dining Kitchen
- Brand New Bathroom
- Basement Level Storage
- Garden To Rear
- Off-Road Parking
- Ideal For First-Time Buyers
- Convenient Location
- No Chain



## Two Bedroom Mid-Terraced House In A Convenient Location

Situated in a popular yet convenient location, this mid-terraced house boasts deceptively spacious living accommodation and off-road parking. Located within walking distance of good local amenities including Denehurst park, Greenbooth reservoir and Healey Dell nature reserve whilst also having easy access to Rochdale town centre and the motorway network.





Internally, the recently refurbished property offers ideal first-time buyer living accommodation comprising of a large lounge with feature fireplace, fitted dining kitchen, two bedrooms, brand new three-piece bathroom, and a cellar.

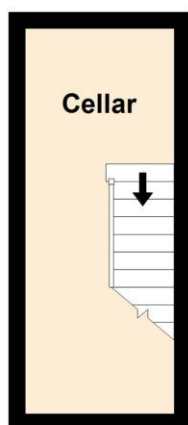
The property also benefits from having gas central heating and upvc double glazing throughout.



Externally, the property benefits from having a garden and off-road parking to the rear.

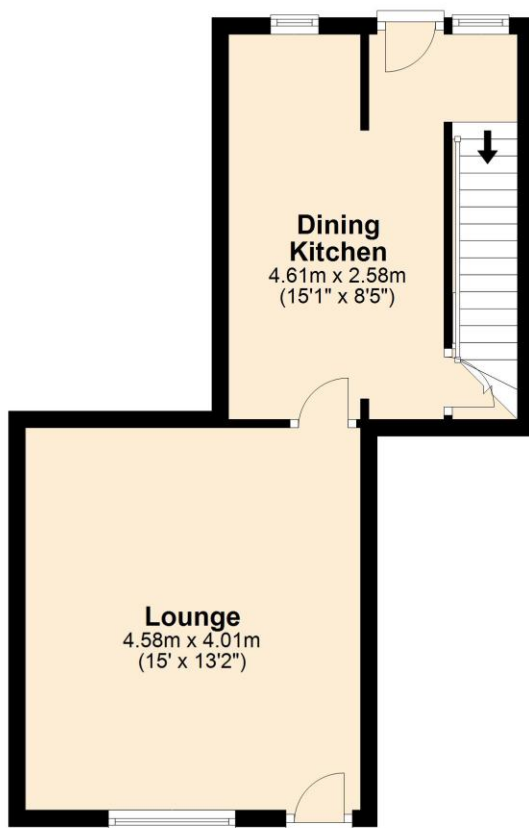
### Basement

Approx. 8.2 sq. metres (88.3 sq. feet)



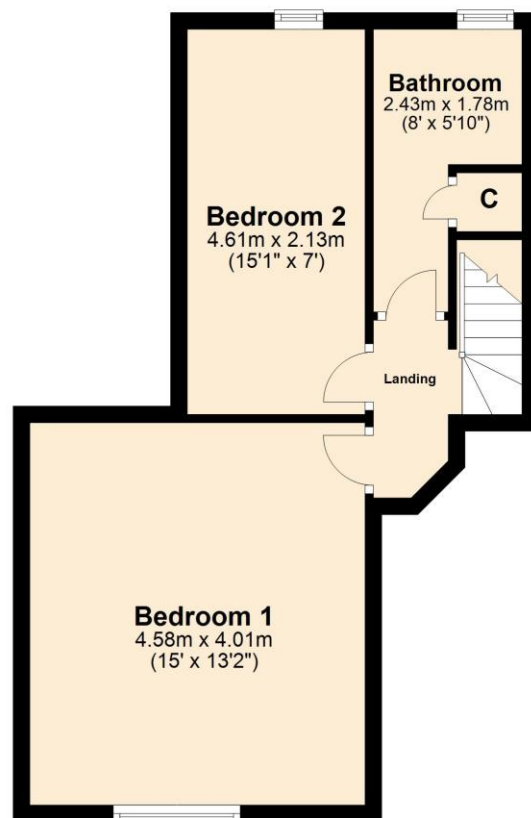
### Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 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".