



13 Walmsley Avenue

Smithybridge | OL15 0DZ

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## Overview

- Beautiful End-Town House
- Two Double Bedrooms
- Fabulous Dining Kitchen
- Modern Bathroom
- Quiet Cul-De-Sac Location
- Gardens To Front, Rear & Side
- Close To Hollingworth Lake
- Walking Distance Of Local Train Station
- No Chain
- Perfect For First Time Buyers



## Beautiful Two Bedroom End-Town House Close To Hollingworth Lake

Located within walking distance of Hollingworth Lake & Smithybridge train station, this beautiful end-town house also provides easy access to Littleborough & Milnrow villages, Rochdale town centre and the motorway network.





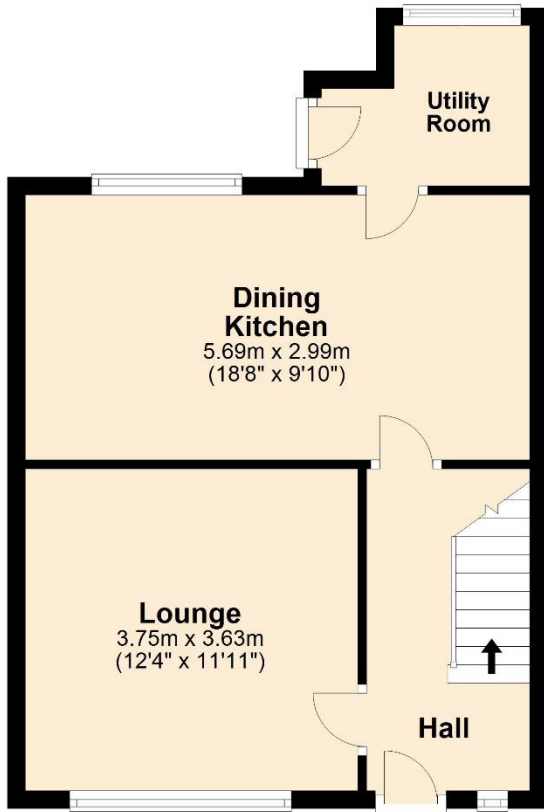
Internally, this delightful property has been fully renovated throughout and offers the perfect first-time buyer living accommodation comprising of an entrance hall, lounge, a fabulous dining kitchen, separate utility room, two double bedrooms and a modern bathroom. The home also boasts gas central heating and upvc double glazing.



The property sits on a corner plot within a quiet cul-de-sac boasting gardens to the front, rear and side. The property is Freehold!

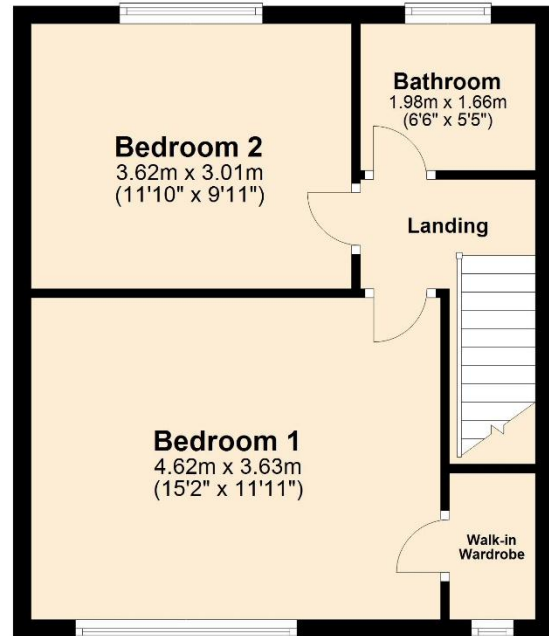
## Ground Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 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".