



76 Crescent Road

Marland | OL11 3LG

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Overview

- Semi-Detached House
- Three Bedrooms
- Spacious Fitted Dining Kitchen
- Modern Shower Room
- Large Lounge
- Gardens To Front & Rear
- Ideal For First Time Buyers
- Excellent Potential
- Popular Yet Convenient Location
- Ideal For First-Time Buyers
- No Chain



Three Bedroom Semi-Detached House In A Convenient Location

This delightful semi-detached house offers fantastic potential whilst conveniently located within walking distance of excellent local amenities including Springfield Park, Marland golf course and good local schools yet with easy access to Rochdale and Bury town centres, Castleton train station and less than a 10-minute drive away from the motorway network.



Internally, the property offers ideal first time buyer living accommodation comprising of a porch, hall, large lounge, spacious fitted dining kitchen, three bedrooms and three-piece shower room. The property also benefits from having gas central heating and double glazing throughout.

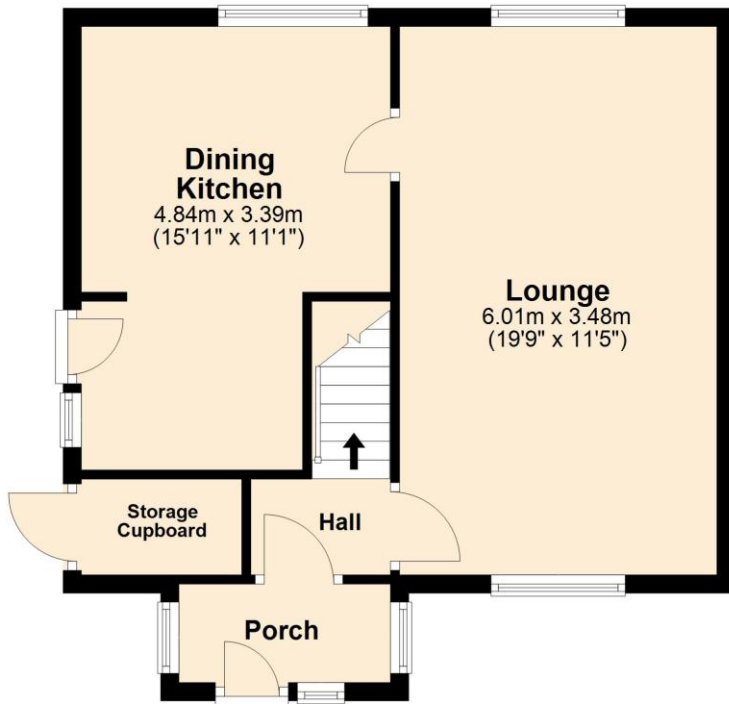


Externally, the property is garden fronted with the potential to be converted into off-road parking (subject to planning). There is a large patio garden at the rear with a storage cupboard located at the side of the home.

The property is FREEHOLD!

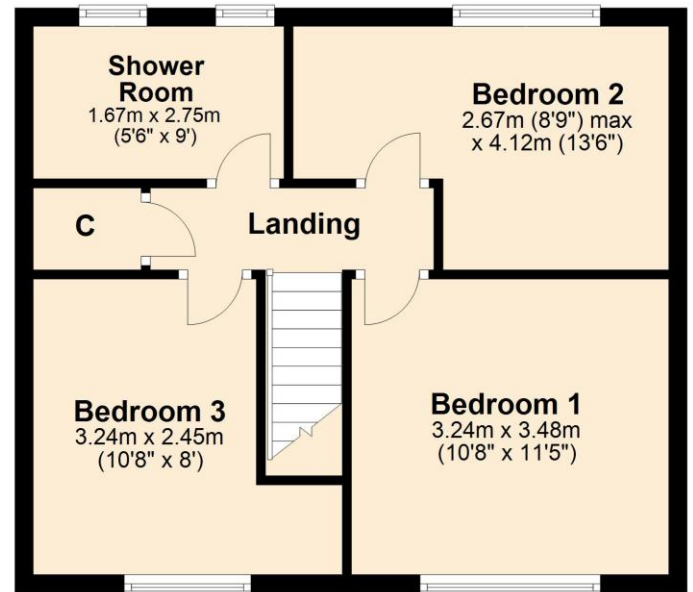
Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 86.1 sq. metres (926.7 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".