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Birch Road
Wardle Rochdale OL12 9RD

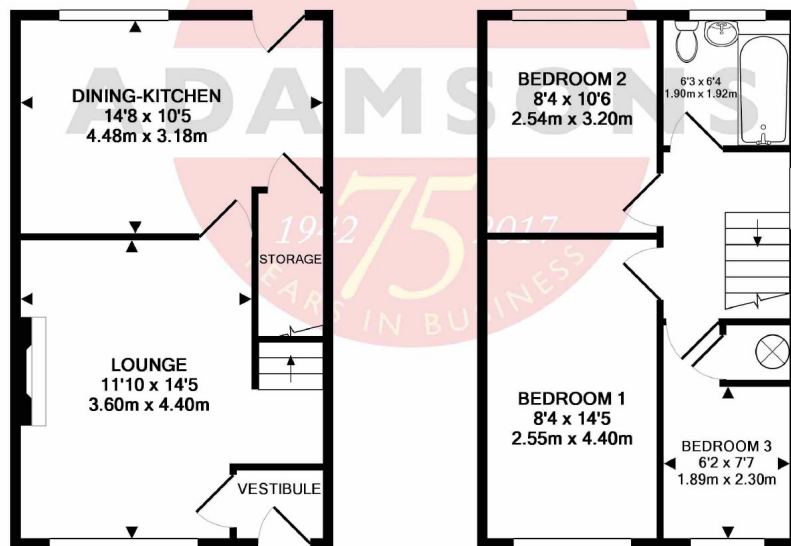
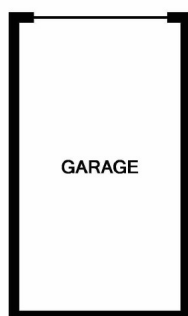
£112,000

- Semi-detached dormer
- GARAGE to rear
- 1 reception room
- Large Dining-kitchen
- 3 beds & bathroom
- In need of modernisation

A 3 bedroom semi-detached house with GARAGE to rear. In need of general modernisation, which has been reflected in the asking price and offering excellent potential. Situated in a convenient location for local amenities including primary and secondary schools.

The accommodation comprises: entrance vestibule leading to LOUNGE with part open plan staircase and gas fire; good sized DINING-KITCHEN with oak style fitted units, large walk-in store cupboard and gas heater; 3 BEDROOMS (2 double & 1 single); BATHROOM with original white suite. Externally, there are gardens to front and rear, the rear being mainly flagged and a detached concrete single GARAGE with new door.

The property is understood to be freehold; Thought to have been built in the 1970's; Council Tax Band B; uPVC double glazed windows and doors; Cavity wall insulation; NO CENTRAL HEATING.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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