21 Clement Royds Street,

Spotland, Rochdale, OL12 6SG

REDUCED
£ 99,950

Traditional semi-detached house, providing a superb family home with 3 good sized bedrooms, 2 reception rooms and garden to the rear. The property has the benefit of gas central heating with gas fires to both reception rooms, a well-planned fitted kitchen, bathroom and separate w.c. Situated in a popular location the property is handy for all local amenities and with good access to Rochdale Town Centre.

Crossley

104 Yorkshire Street, Rochdale OL16 1JY
Tel: **01706 353424** Fax: 01706 631431
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RICS

URS 043-A

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Accommodation Comprises

Hallway;-
Staircase leading to first floor, under stairs storage cupboard, walk in larder, radiator

Lounge;-
Approx. 3.9m (12’9) x 3.1m (10’3) wall mounted gas fire, radiator, single glazed window

Sitting Room;-
Approx. 3.9m (12’9) x 4m (13’02) wall mounted gas fire with back boiler, radiator, single glazed window

Kitchen;-
Approx. 2.2m (7’03) x 3m (9’11) s.d.s.s, fitted wall and base units, plumbing for automatic washer, radiator, single glazed window

First Floor

Landing;-
Single glazed window

Bedroom 1;-
Approx. 3.7m (12’02) x 3.4m (11’03) radiator, single glazed window

Bedroom 2;-
Approx. 2.8m (9’04) x 3.8m (12’05) radiator, single glazed window

Bedroom 3;-
Approx. 2.9m (9’9 max) x 2.8m (9’02) radiator, single glazed window

Bathroom;-
Bath, wash hand basin, single glazed window

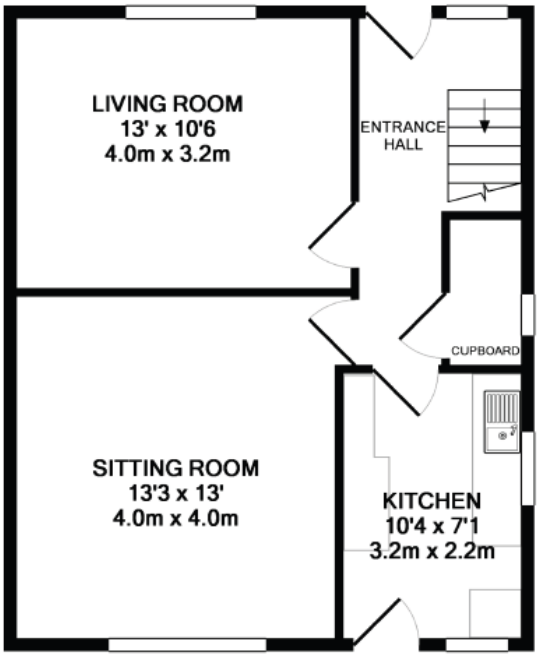
Separate w.c;-
w.c, single glazed window

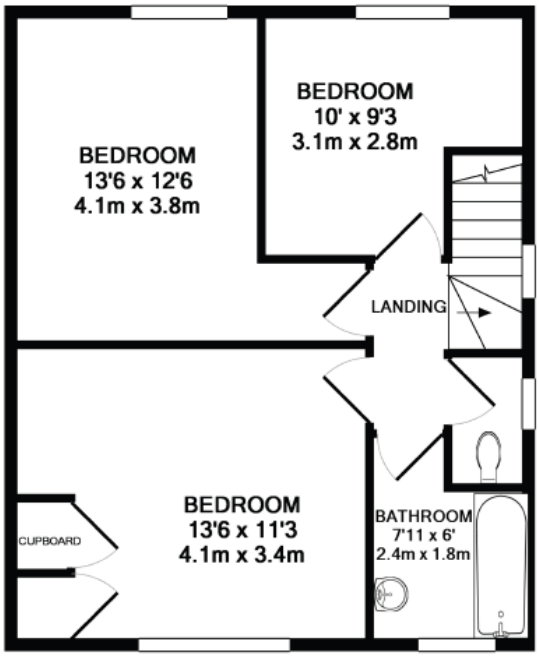
Outside;-
The property has a small walled garden to the front with a rear lawned and bordered garden area

Tenure;-
We understand to be Leasehold and subject to an annual ground rent of approx. £3.50 per annum. To be confirmed by solicitors

Council Tax Band;-
Band ‘B’

Directions;-
From Rochdale Town Centre, proceed along Spotland Road turning left into Clement Royds Street. The subject property is situated on the right hand side and maybe identified by the agent’s board.

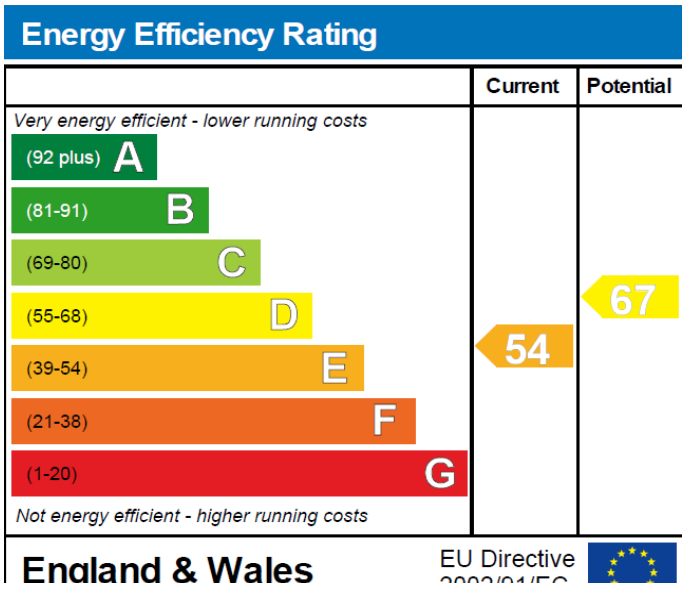


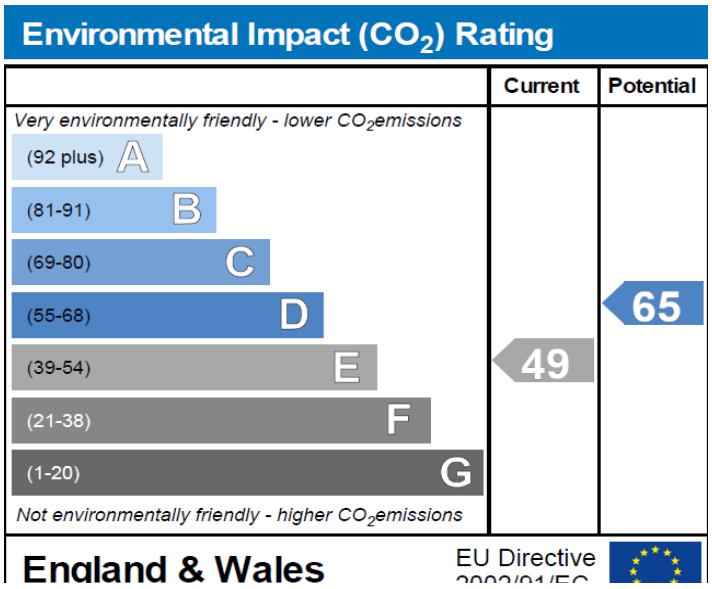


GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)





Please note that the above details are for information purposes only. G. Crossley & Son has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The buyer is advised to seek verification from their solicitors or surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor.

NEW LEGISLATION: Due to a change in the legislation as from 1st March 2004, we are required to check your identification. This is a legal requirement and applies to all Estate Agents. 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed Passport, new style driving licence with photograph, Inland Revenue Tax notification.