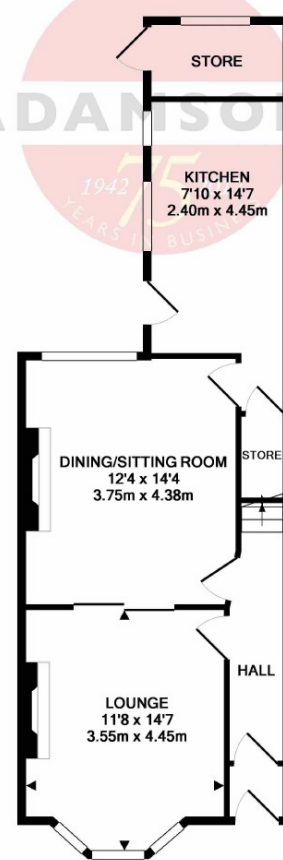




1ST FLOOR



GROUND 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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16 Sedgley Avenue
Buersil Rochdale OL16 4TZ

£125,000



A family run business since 1942

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Situated on the lower section of Sedgley Avenue, a good sized pre-war semi-detached house with a superb view over the adjacent bowling green and a mature rear garden. There is excellent potential to create 3 bedrooms out of the 2 large bedrooms and there are 2 reception rooms, hall and good sized kitchen and bathroom. Conveniently located within a very short walk of buses to Rochdale, Oldham, Manchester and Crompton House School. Local shops and other schools are also close by. Offered with vacant possession.

The accommodation comprises: HALL with staircase to first floor; LOUNGE with bay window to front, coved ceiling and coal effect living flame gas fire to slate hearth; DINING/SITTING ROOM with door from hall as well as double sliding doors to lounge plus an open coal effect living flame gas fire to modern marble fireplace and coved ceiling; larger than average KITCHEN with good range of wood grain effect white fitted units, integral electric oven, hob, extractor hood, fridge and freezer, plumbing for washing machine, tiled floor, part tiled walls and large store under stairs; LANDING with spindled balustrade and built-in cupboard; BEDROOM 1 with 2 windows to front making it ideal for splitting into 2 rooms plus built-in wardrobes to one wall; BEDROOM 2 which is a large double bedroom to the rear; large BATHROOM with original pink suite and boiler/airing cupboard. EXTERNALLY there are beautiful gardens to front and rear with stone effect patio at rear, lawn and well-stocked borders. Attached to the rear of the property is a brick built garden store with light.

Understood to be long leasehold; Ground rent £3.00pa; Council Tax Band B; uPVC double glazed (excluding outhouse); Gas central heating (combi condensing boiler).

16 Sedgley Avenue

Buersil Rochdale

£125,000

- Pre-war semi-detached
- 2 large double beds
- (easily create 3 beds)
- 2 reception rooms
- Beautiful gardens
- View to bowling green

