



85 Charlotte Street

Buersil | OL16 4TN



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## Overview

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Three-Piece Bathroom
- Gardens To Front & Rear
- In Need Of Refurbishment
- Popular Location
- Fantastic Potential
- No Onward Chain
- Cash Buyers Only



## Extended Three Bedroom Semi-Detached House In Need Of Work

Located in a popular yet convenient location just off the main Rochdale to Oldham Road whilst also having easy access to excellent local amenities including schools, train station, Metrolink and the motorway network.



Internally, the property requires work but offers fantastic potential for a spacious family home whilst currently comprising of an entrance hall, two reception rooms, kitchen, three bedrooms and bathroom.

The property also benefits from having gas central heating and upvc double glazing throughout.

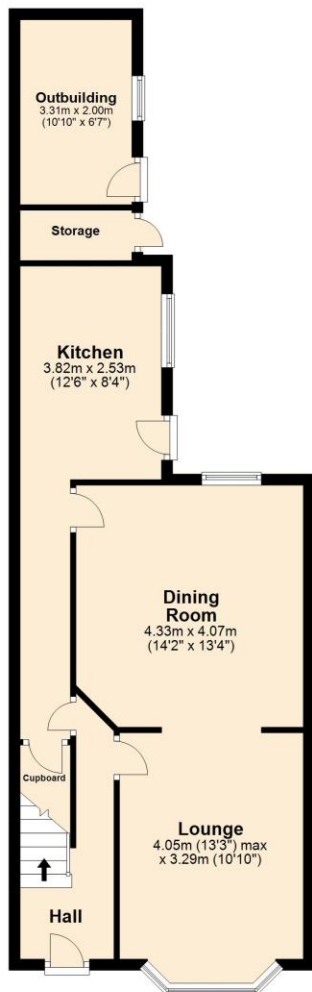


Forecourt garden and extensive lawn garden at the rear with patio area.

Disclaimer: all services/appliances have not, and will not, be tested

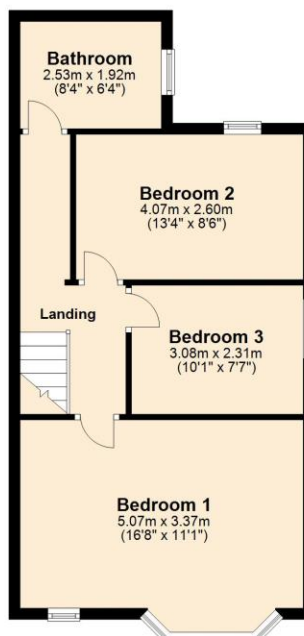
### Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



### First Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

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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".