



# 20 Bolton Road

Sudden | OL11 4PB



## Overview

- Extended Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Downstairs WC
- Forecourt Garden & Yard To Rear
- Three-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Ideal For Investors
- Vacant Possession



## Extended Two Bedroom Mid-Terraced House In A Convenient Yet Popular Location

Located on the doorstep of good local amenities whilst also being within walking distance of Springfield park and Castlehawk golf course yet with easy access to Rochdale / Bury town centres, train station and the motorway network.

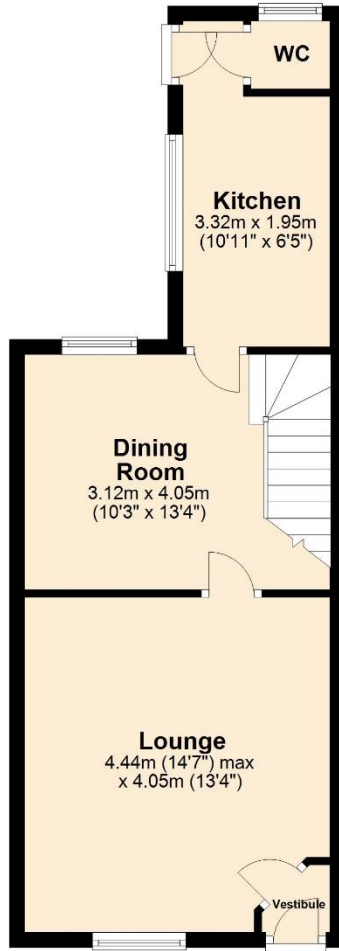


Internally, the extended property offers spacious living accommodation ideally suited towards the first-time buyer briefly comprising of an entrance vestibule, downstairs w/c, two reception rooms, fitted kitchen, two double bedrooms and three piece bathroom. The property benefits from having gas central heating and uPVC double glazing.

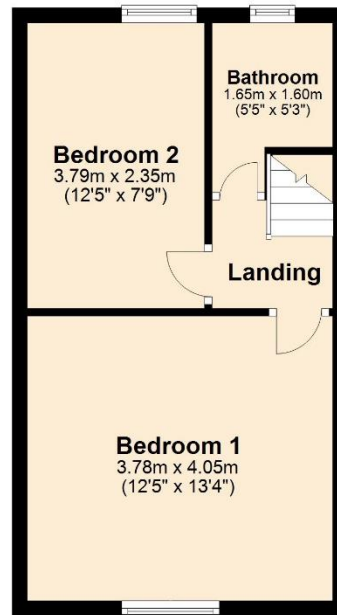


Forecourt garden and yard to rear.

### Ground Floor



### First Floor



Reside Estate Agency  
Plan produced using PlanUp.

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"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".