



25 New Barn Lane

Deeplish | OL11 3QB



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Overview

- Extended End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Modern Three-Piece Bathroom
- Forecourt Garden & Yard To Rear
- Potential To Convert Attic Room
- Gas Central Heating
- Double Glazing
- Private Parking To Rear
- Extremely Popular Location



Extended Three Bedroom End-Terraced House In An Extremely Popular Location

Located on the doorstep of excellent local amenities including Rochdale town centre, Metrolink and train station whilst also less than a five minute drive to the motorway junction. The property is within walking distance of the local Mosque and Ashfield Valley primary school.



Internally, the spacious home offers ideal family living accommodation briefly comprising of an entrance vestibule, hall, two reception rooms, a fitted kitchen, three bedrooms and a three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

There is also the potential to convert the attic room.

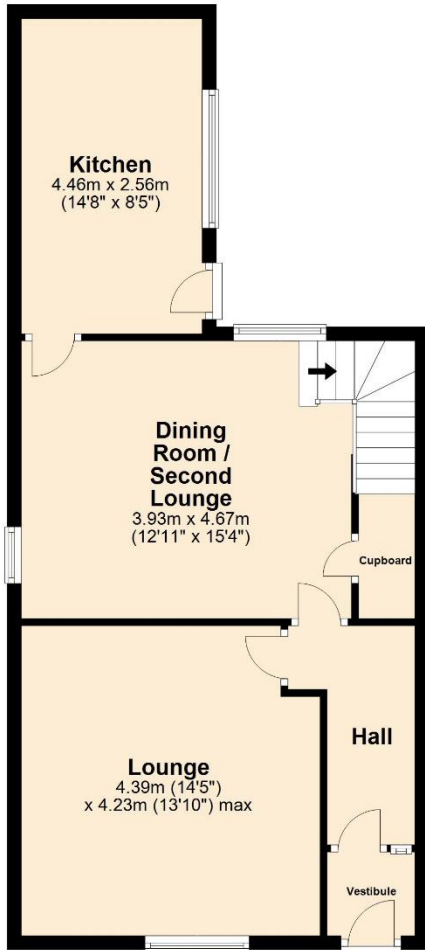


Forecourt garden and an extensive garden at the rear which in the past has also been used for off-road parking.

The property is Freehold!

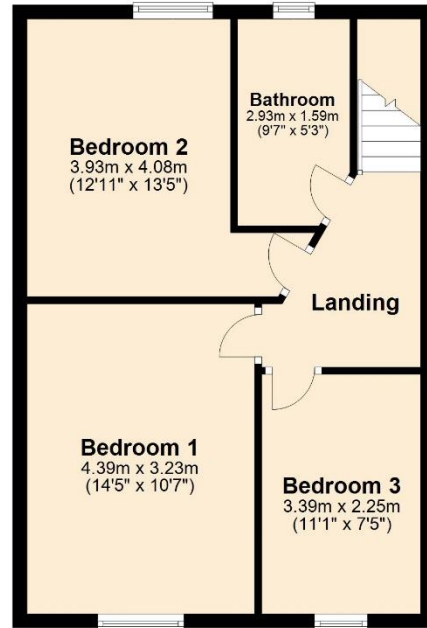
Ground Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

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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".