



107 Leander Drive
Castleton | OL11 2XD

£275,000



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Overview

- Extended Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Appliances
- Three-Piece Bathroom
- Driveway & Garage
- Extensive Rear Garden
- Potential To Extend Further
- Backing Onto Open Countryside
- Perimeter Of Development
- Ideal Family Home



Extended Four-Bedroom Detached House Backing Onto Open Countryside

Situated within an extremely popular development, this three-storey semi-detached house boasts a prominent and envious position overlooking a pleasant open aspect and Rochdale canal.

The development is conveniently located within walking distance of good local primary & secondary schools yet also on the doorstep of Castleton train station (20-minute journey into Manchester City Centre)



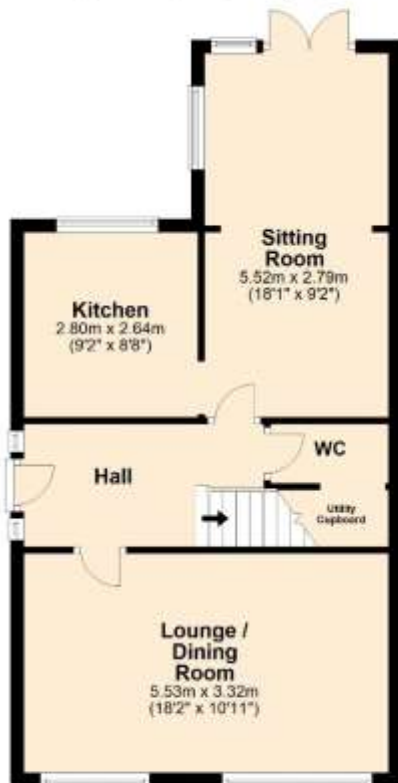
Internally, the already spacious home offers fantastic potential to become your forever home with internal accommodation briefly comprising of an entrance hall, downstairs wc, two reception rooms, fitted kitchen, four bedrooms and a bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



Set back from the road, the property has a lawn garden at the front and a driveway at the side which affords ample off-road parking which leads to a detached single garage. At the rear, an extensive lawn garden has been well-maintained with colourful flower beds whilst backing onto some beautiful open countryside.

Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Outbuilding

Approx. 13.3 sq. metres (142.7 sq. feet)



Total area: approx. 111.2 sq. metres (1197.5 sq. feet)

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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."