



40 Charlton Street
Castleton | OL11 2SW

£250,000



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Overview

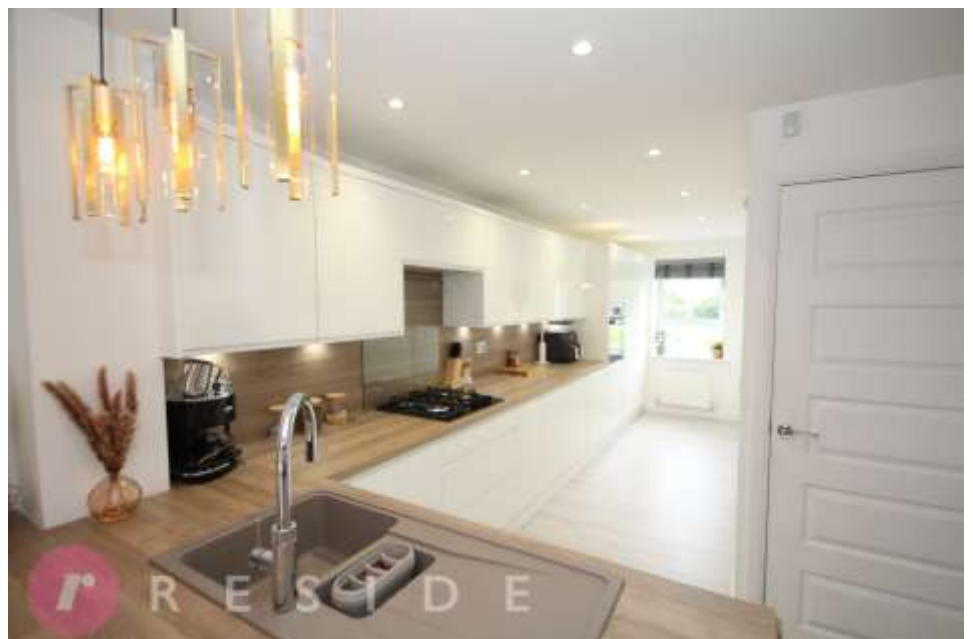
- Three Storey
- Semi-Detached House
- Four Double Bedrooms
- Open-Plan Living
- Brand New Fitted Kitchen
- En-Suite & Bathroom
- Driveway To Side
- Private Rear Garden
- Overlooking Rochdale Canal
- Extremely Popular Development
- Spacious Family Home



Four Bedroom Semi-Detached House Situated On An Extremely Popular Development

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)



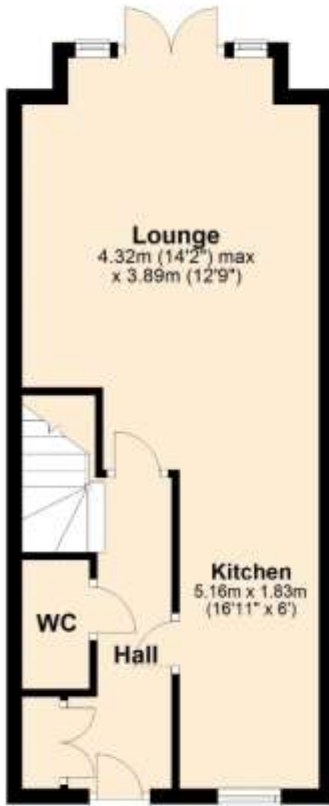
Internally, the family home is set over three floors with the spacious living accommodation briefly comprising of an entrance hall, downstairs wc, lounge open-plan to a brand-new kitchen with top-of-the-line appliances, four double bedrooms, bathroom and en-suite shower room.



The property overlooks a pleasant open aspect and Rochdale canal at the front. To the rear, a private garden boasts a patio area, lawn and raised decking. The driveway at the side offer ample off-road parking.

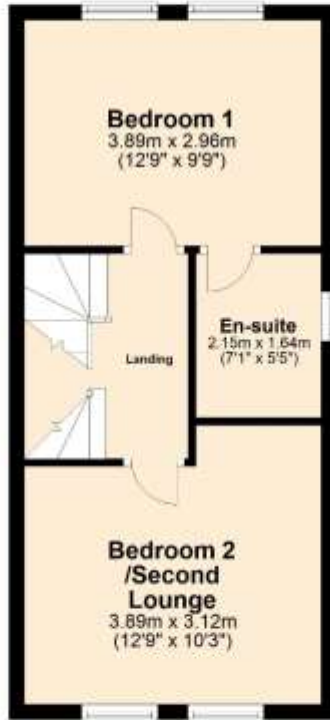
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



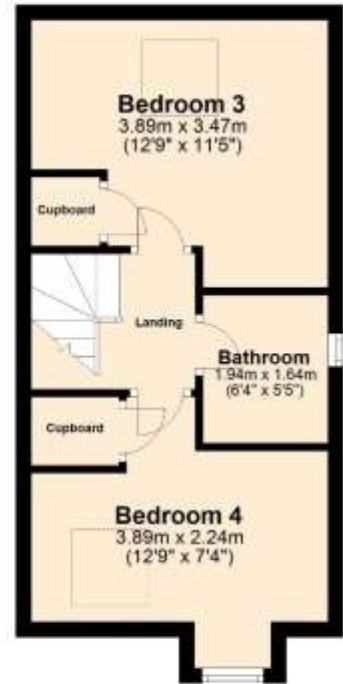
First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 102.6 sq. metres (1104.8 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."