



119 Leander Drive
Castleton | OL11 2XD

OIEO £300,000

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Overview

- Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open-Plan Dining Kitchen
- Double Driveway With Garage
- Extensive Gardens To Rear
- Perimeter Of Development
- Potential To Extend Further
- Panoramic Countryside Views
- No Onward Chain
- Ideal Family Home



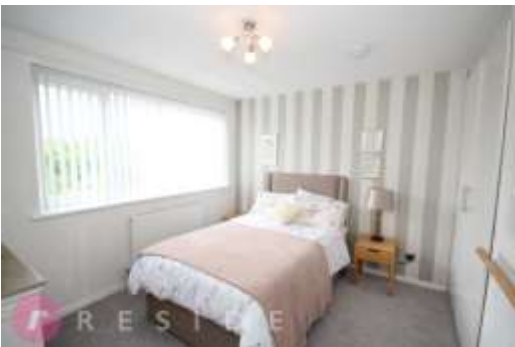
Extended Four-Bedroom Detached House With Panoramic Countryside Views

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).



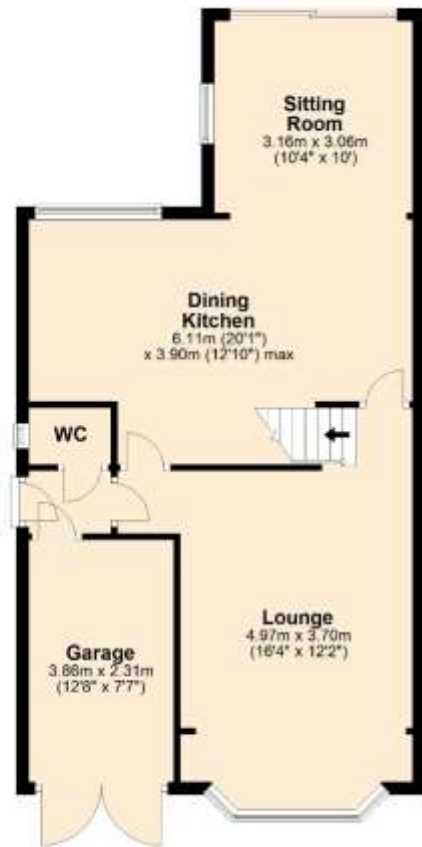
Internally, the family home boasts spacious family living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, open-plan dining kitchen, four bedrooms and a wet room.



Set on the perimeter of the development, the property boasts panoramic countryside views. The driveway at the front boasts ample off-road parking and leads to an integral single garage. The beautiful gardens at the rear have been well-maintained with a carefully manicured lawn and flower bed borders.

Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



Total area: approx. 114.7 sq. metres (1234.3 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".