



22 Castle Hill Road

Fairfield | BL9 7RN



22 Castle Hill Road

Fairfield | BL9 7RN



Overview

- Detached True Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Appliances
- Modern Shower Room
- Ample Off-Road Parking
- Double Garage
- Occupying A Substantial Plot
- Landscaped Lawn Gardens
- Potential To Extend
- Highly Sought-After Location



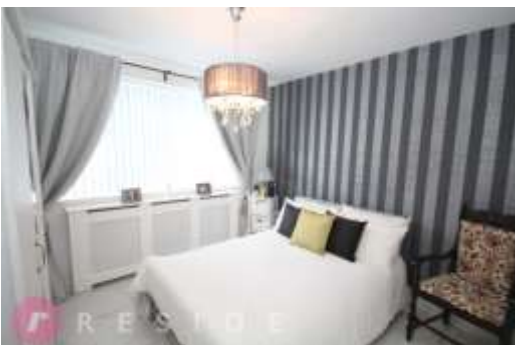
Detached Three Bedroom True Bungalow Occupying A Substantial Plot With Landscaped Gardens

Situated in a highly sought-after location, the bungalow is within walking distance of the open countryside and Fairfield Infirmary, yet also has easy access to Bury & Rochdale town centres as well as the motorway network.



Internally, the spacious property has been extremely well-maintained and presented throughout with accommodation comprising of an entrance hall, two reception rooms, fitted kitchen with appliances, three double bedrooms and a modern three-piece shower room.

The property also benefits from having triple glazing and a new gas central heating system throughout.



The double garage provides loft access into the roof space which could easily be converted into additional living accommodation or bedrooms, subject to planning.

Occupying a substantial plot, the detached bungalow sits proudly with a manicured, colourful lawn garden at the front and driveway to side with ample off-road parking for several cars. At the rear, the gardens are raised yet boast plenty of space for outdoor activities, gardening and al-fresco dining for the whole family!



Total area: approx. 219.0 sq. metres (2357.5 sq. feet)

Reside Estate Agency
Plan produced using PlanIt

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

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".