



Sautridge Lodge

Castleton | OL11 2XZ



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Overview

- Detached Character Residence
- Two Double Bedrooms
- Additional Attic Room
- Two Reception Rooms
- Fitted Breakfast Kitchen
- In Need Of Modernisation
- Off-Road Parking For Three Cars
- Private Rear Garden
- Fantastic Potential
- Filled With Character
- No Onward Chain



Individual Two Bedroom Detached Character Residence In Need Of Modernisation

The property is conveniently situated for Manchester city centre, Rochdale & Oldham town centres and only half a mile from access to the M62 and local train station. Its close proximity to the motorway network allows Manchester International Airport to only be a 30-minute drive away.



Internally, the property needs some modernisation yet is filled with character and deceptively spacious accommodation comprising of an entrance porch, two reception rooms, fitted breakfast kitchen, basement level storage, two double bedrooms, attic room and bathroom.

The property has an electric heating system and sash windows with original glazing.

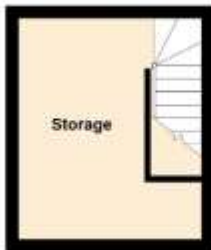


Located opposite the Norton Grange, the property is set in a prominent position within Castleton. The property boasts parking for three cars and a private, well stocked garden at the rear with lawn and various seating areas.

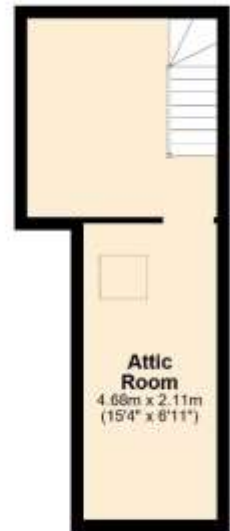
Ground Floor
Approx. 92.1 sq. metres (991.1 sq. feet)



Basement
Approx. 10.1 sq. metres (109.1 sq. feet)



First Floor
Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 121.7 sq. metres (1310.4 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".