



64 Royle Road
Castleton | OL11 3ET



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Overview

- Semi-Detached House
- Two Bedrooms
- Large Lounge
- Dining Kitchen With Appliances
- Superb Conservatory
- Modern Three-Piece Bathroom
- Gardens To Front & Rear
- Spacious Summer House
- Two Allocated Parking Spaces
- Popular Yet Convenient Location
- Ideal For First Time Buyers



Two Bedroom Semi-Detached House In A Popular Yet Convenient Location

Situated 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). The home also has easy access to Rochdale & Heywood town centres, in addition to the motorway network being less than a five-minute drive away.



Internally, the well-maintained property boasts ideal first-time buyer living accommodation briefly comprising of an entrance porch, large lounge, fitted dining kitchen with integrated appliances, conservatory, two bedrooms and a modern three-piece bathroom.

The property also benefits from having a gas central heating system and upvc double glazing throughout.



Set well back from the road, the property boasts two allocated parking spaces. To rear, the garden boasts a large storage units / summer house with a balcony and power/light. This space could be ideal for a home office, beauty room or home gym!

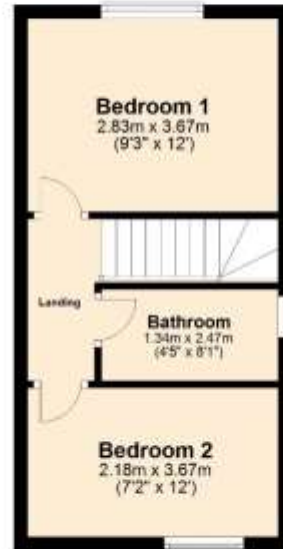
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 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".