



474 Manchester Road

Castleton | OL11 3EL



474 Manchester Road

Castleton | OL11 3EL



Overview

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- En-Suite & Bathroom
- Superb Conservatory
- Extensive Rear Garden
- Ample Off-Road Parking
- Detached Double Garage
- Private Gated Development
- Individually Built
- Not Overlooked



Four Bedroom Detached House On A Small Development

Welcome to this four-bedroom detached family home, nestled in a small, exclusive gated development comprising just two properties. With extensive gardens and ample off-road parking, this property provides an ideal setting for family life in a secure and private environment.



The rear garden is a private oasis, with a patio area for outdoor dining and a lush lawn, perfect for children to play and adults to relax. Mature trees and shrubs provide a sense of seclusion and tranquillity.

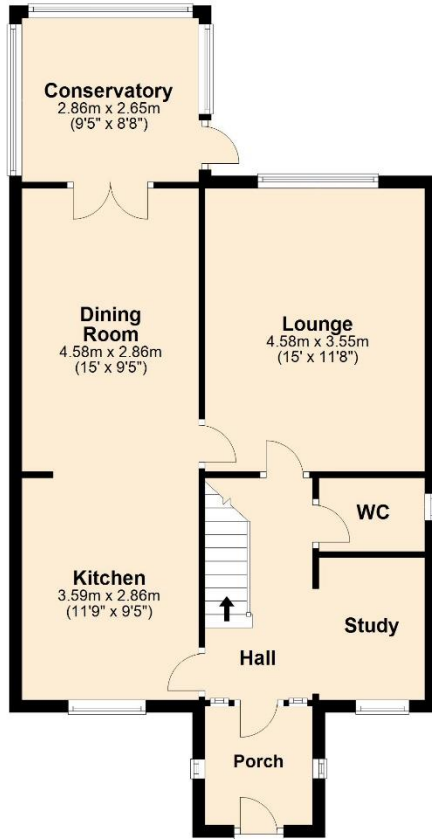


Situated in a sought-after area, this property offers the best of both worlds: a peaceful retreat while being conveniently close to local amenities, top-rated schools, and excellent transport links.

This exceptional property provides a rare opportunity to enjoy family living in an exclusive and secure setting. Viewing is highly recommended to fully appreciate all that this home has to offer.

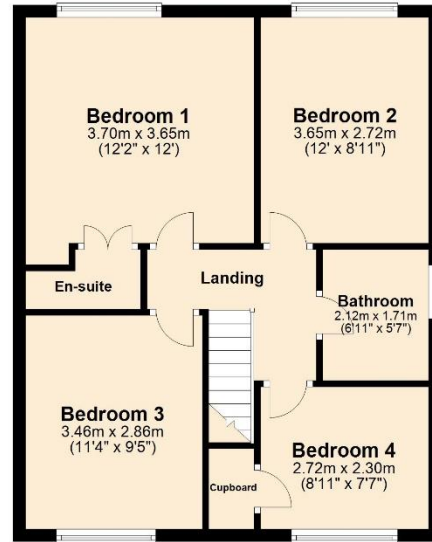
Ground Floor

Approx. 65.3 sq. metres (702.3 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 118.9 sq. metres (1280.1 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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".