



# 8 Castleton Hamlett

Castleton | OL11 2QH



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## Overview

- Modern Detached House
- Three Bedrooms
- Fabulous Dining Kitchen
- En-Suite & Bathroom
- Perimeter Of Development
- Landscaped Rear Garden
- Detached Single Garage
- Single Driveway
- Overlooking Rochdale Canal
- Popular Location
- Ideal Family Home



## Three Bedroom Executive Detached House On A Popular New Development

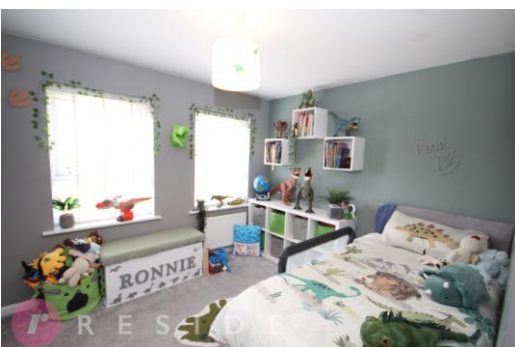
Situated on the perimeter of this newly established development and occupying a corner plot, stands this executive detached house overlooking Rochdale canal! Conveniently located on the doorstep of excellent amenities including local train station and schools yet still having easy access to the motorway network, Rochdale / Middleton town centres and Manchester city centre.





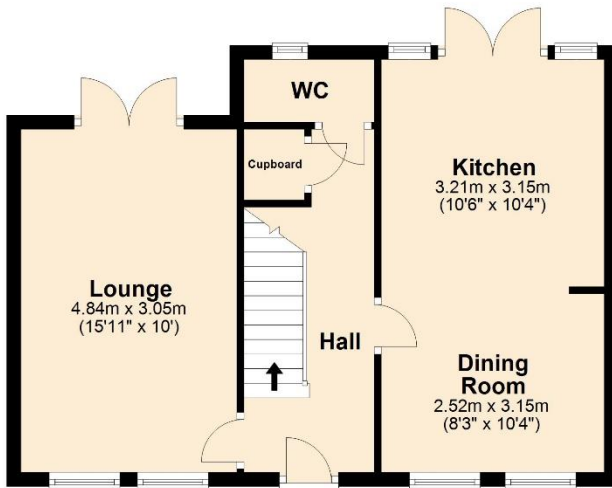
Internally, the beautifully presented detached residence offers excellent family living accommodation briefly comprising of an entrance hall, downstairs w/c, two reception rooms with the dining room being open plan to a modern fitted kitchen, three bedrooms, family bathroom and main bedroom with ensuite shower room.

The property also benefits from having gas central heating and uPVC double glazing.

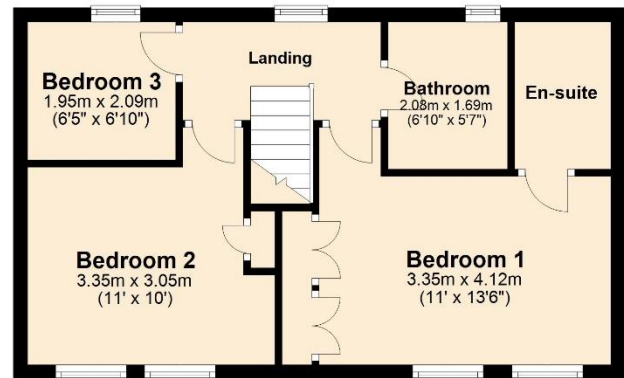


Set on a superb corner plot overlooking Rochdale canal and beautiful open pastures, the property affords a detached garage to the rear with driveway. An enclosed garden is situated at the rear of the property, beautifully designed affording a raised decking area with pergola and outside lighting, artificial lawn with flower bed borders and patio area whilst also having access into the detached garage.

### Ground Floor



### First Floor



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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".