



37 Charlton Street

Castleton | OL11 2SW

37 Charlton Street

Castleton | OL11 2SW



Overview

- Detached Family Home
- Four Bedrooms
- Fabulous Open-Plan Kitchen
- En-Suite & Bathroom
- Envious Corner Plot
- South Facing Rear Garden
- Parking For Four Cars
- Detached Single Garage
- Overlooking Rochdale Canal
- Extremely Popular Development
- Not Overlooked

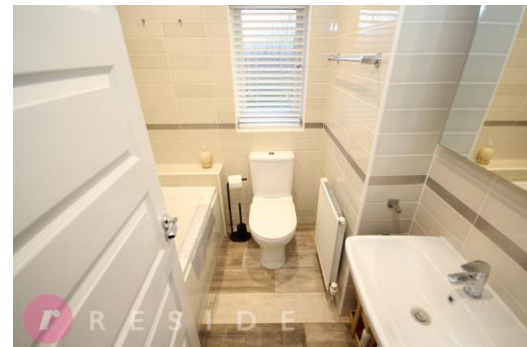


Modern Four Bedroom Detached House On An Envious Corner Plot

Occupying an enviable position within an extremely popular development, this detached family home boasts ideal family living accommodation with a South facing rear garden. The development is conveniently located 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).



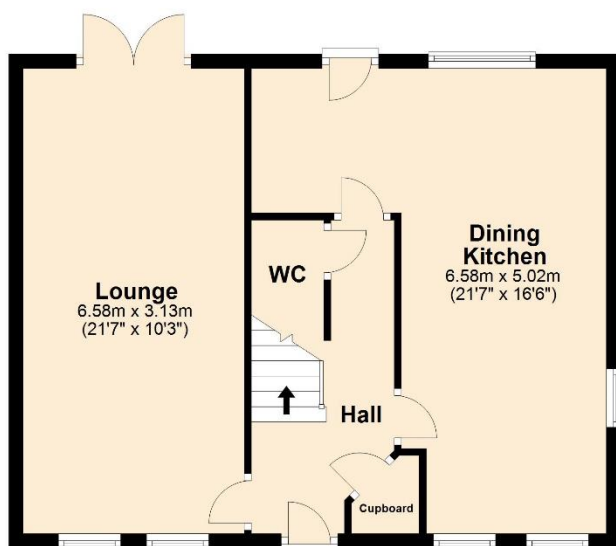
Internally, the well-presented family home boasts ready to move-in living accommodation comprising of an entrance hall, downstairs wc, lounge, fitted dining kitchen, four bedrooms, en-suite and bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



Tucked away on the perimeter of a popular development, the home sits in an enviable position overlooking Rochdale canal and boasts far reaching views. At the front and side of the home, there is parking for four cars in as well as a detached single garage for secure parking/additional storage. The South facing garden at the rear is one of the largest on the development with lawn and a raised decking with pergola.

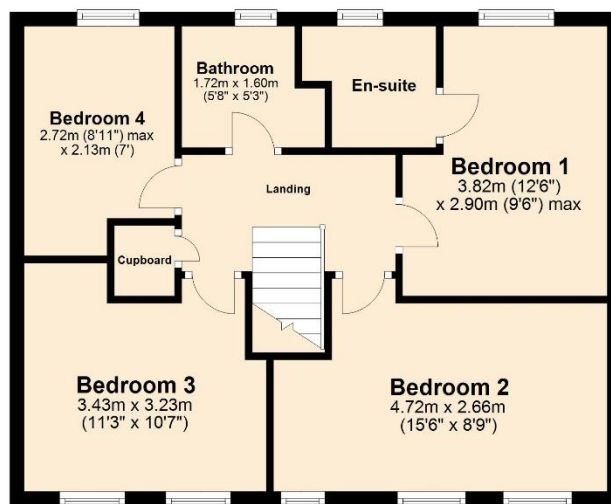
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 108.5 sq. metres (1168.3 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



rightmove

Zoopa

PrimeLocation.com

"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".