



3 Lawnswood

Castleton | OL11 3HB

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## Overview

- Detached True Bungalow
- Three Bedrooms
- Spacious Lounge & Sitting Room
- Dining Area With Fitted Kitchen
- New Roof
- Ample Off-Road Parking
- Single Garage
- Gardens To Front & Rear
- Quiet Cul-De-Sac Location
- Close To Local Amenities
- No Chain



## Three Bedroom Detached True Bungalow On A Quiet Cul-De-Sac

Situated on a highly sought-after development, this detached true bungalow is located only a short walk from excellent local amenities including Springfield park, Castlehawk golf course, Tesco supermarket and sitting close to a local bus stop, train station and the motorway network, it gives easy access into Rochdale & Bury town centres and beyond.





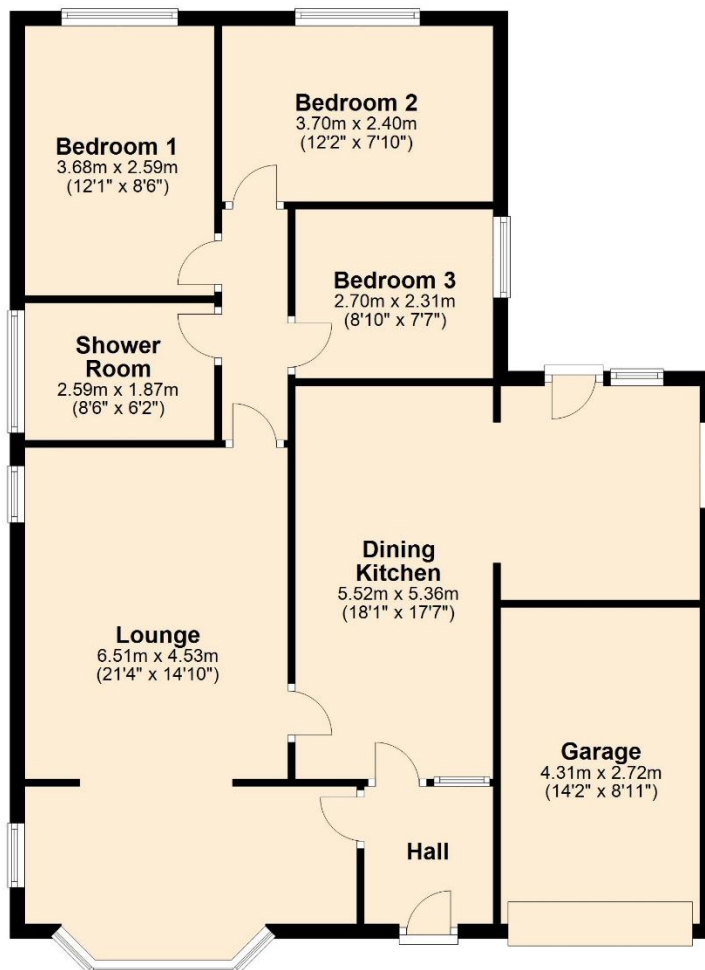
Internally, the true bungalow offers deceptively spacious living accommodation comprising of an entrance hall, large lounge/sitting room, fitted dining kitchen, three bedrooms and a three-piece shower room. The freehold property also benefits from having a new roof, gas central heating and upvc double glazing throughout.



Set back from the road, the detached bungalow offers privacy from its tall hedges at the front, in addition to a manicured lawn garden and driveway with ample off-road parking that sits in front of the garage. The garden at the rear is flat and low-maintenance with a patio and lawn.

## Ground Floor

Approx. 99.4 sq. metres (1070.1 sq. feet)



Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

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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".