



6 Charlton Street

Castleton | OL11 2SW

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## Overview

- Modern Semi-Detached House
- Four Bedrooms
- Large Lounge / Dining Area
- Bathroom & En-Suite
- Two Car Driveway
- Rear Garden Not Overlooked
- Popular New Development
- Built In 2015
- Under NHBC 10-Year Warranty
- Ideal Family Home
- Close To Transport Links



## Four Bedroom Semi-Detached House On A Popular New Development

Built in 2015, this well-presented semi-detached house is situated on a popular new development located only half a mile from access to the M62 and within walking distance of the local train station and good local schools, the development ensures it is ideal for young and growing families! Its close proximity to the motorway network allows Manchester International Airport to only be a 30-minute drive away. The property still benefits from the NHBC 10-year warranty with 2 years remaining!





Internally, the modern family home offers deceptively spacious living accommodation briefly comprising of an entrance hall, downstairs wc, large lounge with dining area, fitted kitchen with integrated appliances, four bedrooms, en-suite and family bathroom.

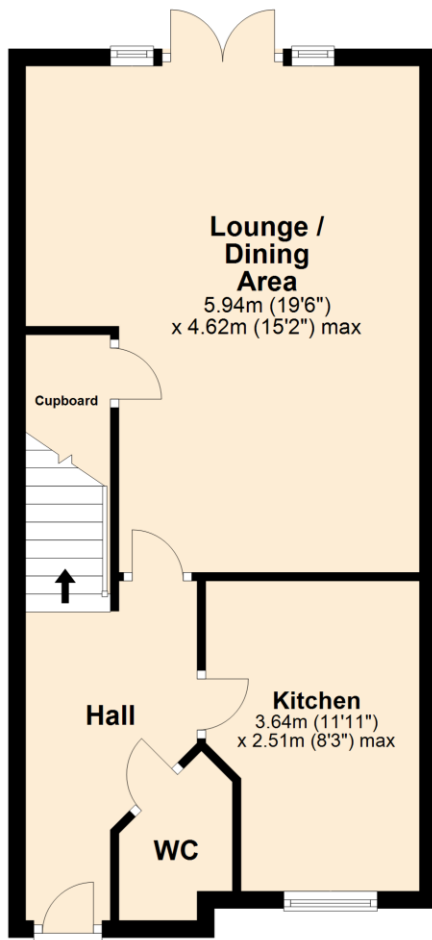
The property also benefits from having gas central heating and upvc double glazing throughout.



With a two-car driveway at the side, the home provides ample off-road parking. At the rear, a private, lawn garden that isn't overlooked!

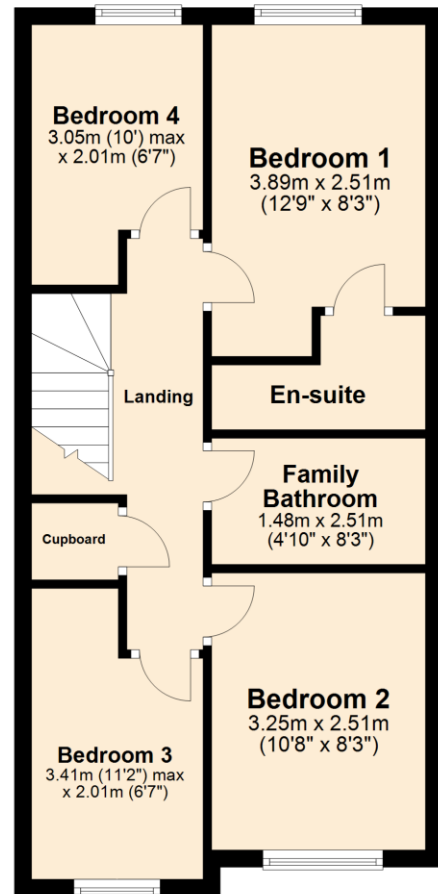
## Ground Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.5 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".