



14 Montrose Street

Castleton | OL11 2WD



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Overview

- Semi-Detached House
- Family Living Accommodation
- Four / Five Bedrooms
- Open Plan Living Area & Kitchen
- Family Bathroom & En-Suite
- Driveway To Side
- Landscaped Rear Garden
- Set Over Three Floors
- Home Office
- Delightful Views
- Easy Access To Transport Links



Modern Semi-Detached House On A Popular Development

Set over three floors, this modern semi-detached house is set within a popular and newly established development 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 well-presented family home offers versatile living accommodation comprising of an entrance hall, downstairs wc, home office, open plan living area & kitchen, four / five bedrooms, en-suite and bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

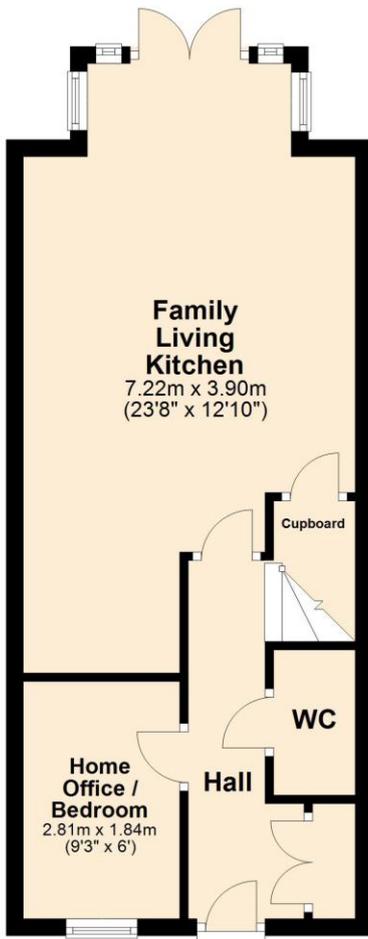


The property has ample parking located at the side, whilst the garden at the rear has been beautifully landscaped with a patio area and lawn with flower bed borders. Additionally, a wooden shed with lights and power is currently being used as a home office, offering a secluded workspace away from the main house.

Energy Performance Certificate - B

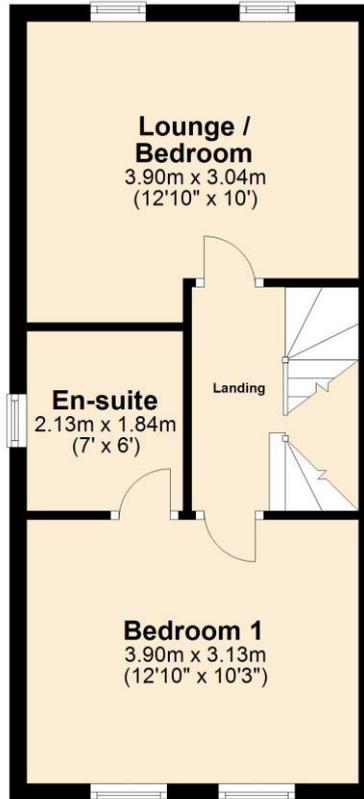
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



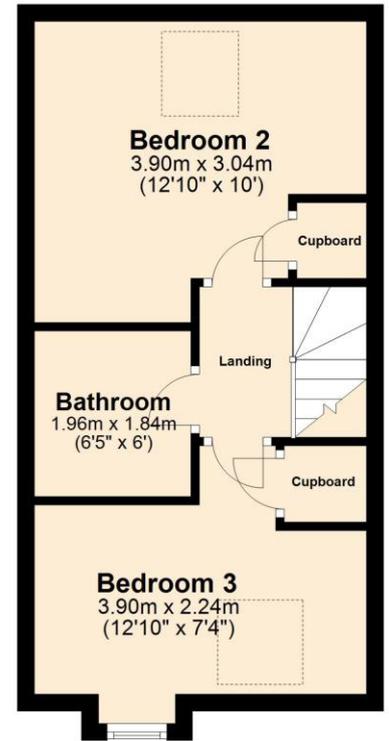
First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 104.5 sq. metres (1124.6 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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     [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.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".