



46 Knoll Street

Castleton | OL11 3JJ

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Overview

- Garden Fronted
- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Modern Bathroom
- Separate Shower
- South-Facing Rear Garden
- Extremely Popular Location
- Ideal For First Time Buyers
- No Chain



Extended Three Bedroom End-Terraced House In Extremely Popular Location

Boasting ideal first-time buyer living accommodation, this extended end-terraced house is situated 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). The home also has easy access to Rochdale & Heywood town centres, in addition to the motorway network being less than a five-minute drive away.



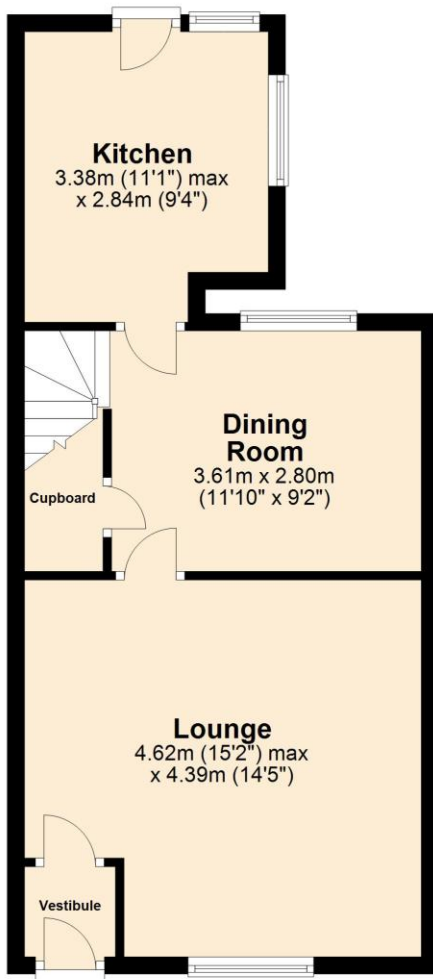
Internally, the deceptively spacious property offers ideal first-time buyer living accommodation comprising of an entrance vestibule, two reception rooms, fitted kitchen with integrated appliances, three bedrooms and a three-piece bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



The end-terraced house has a forecourt garden and a South facing yard at the rear with artificial lawn.

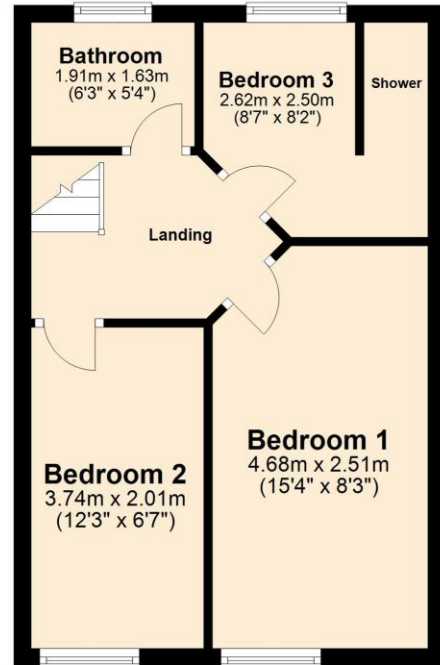
Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

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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".