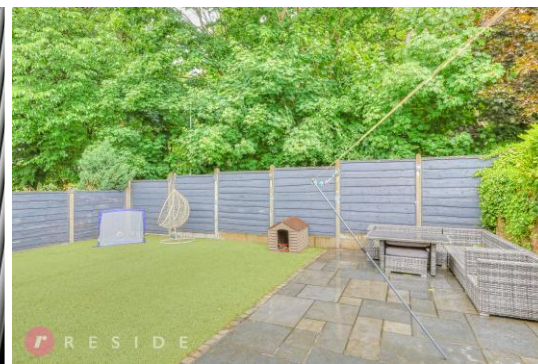




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Overview

- Detached Family Home
- Four Double Bedrooms
- Main With En-suite
- Spacious Family Living Kitchen
- Modern Family Bathroom
- Utility Room
- Downstairs WC
- Large Private Rear Garden
- Multi-Car Driveway
- Integral Garage
- Quiet Cul-De-Sac Location

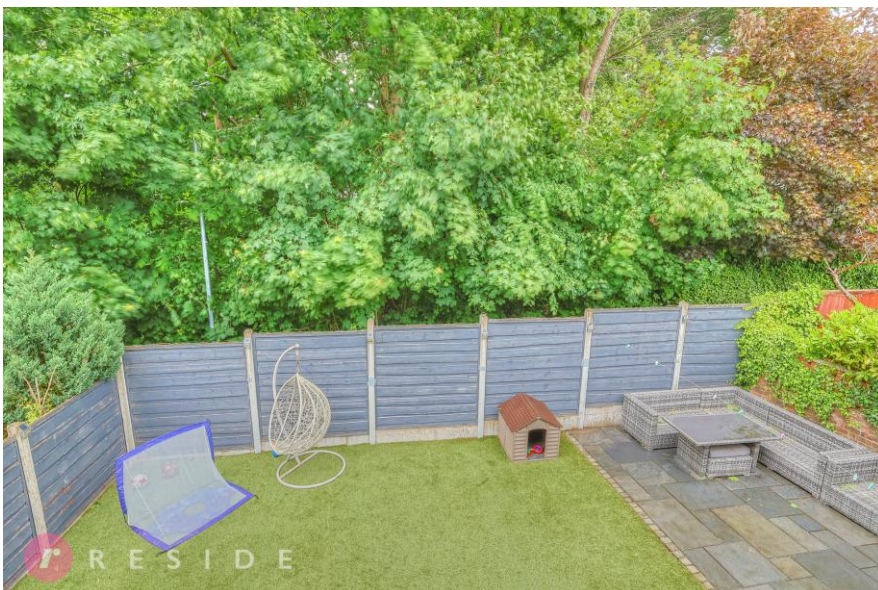
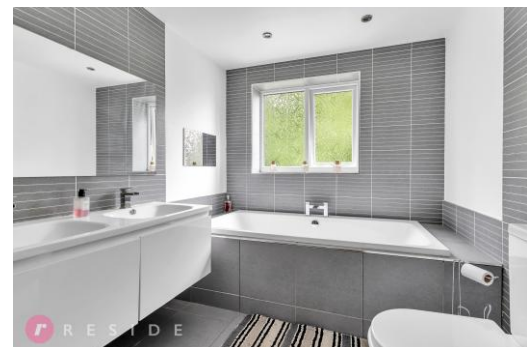


Four Bedroom Detached House With Driveway & Integral Garage

This beautifully presented and extended four-bedroom detached family home, situated in a quiet and private position at the end of a cul-de-sac. With no properties overlooking the rear, the home enjoys a sense of privacy rarely found in modern developments. From the moment you step into the inviting entrance hall, it's clear this home has been lovingly maintained and designed with modern family living in mind.



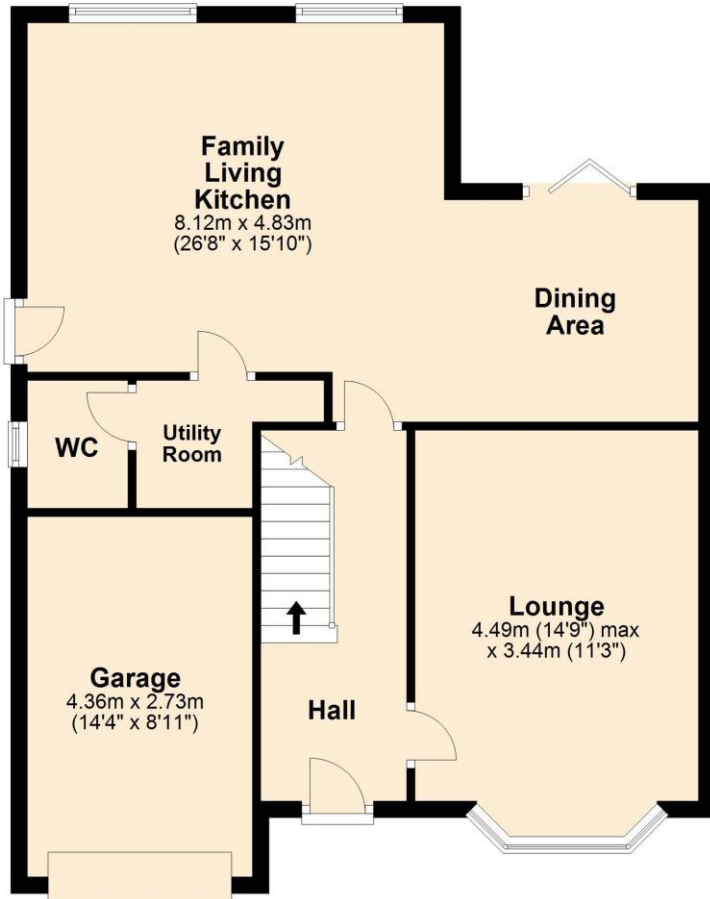
To the front, a bright and airy lounge provides a peaceful retreat, while to the rear, the expansive open-plan family living kitchen forms the hub of the home – complete with contemporary units, quality appliances, ample space for dining and entertaining, and bi-folding doors opening onto the rear garden. A useful utility room and downstairs WC enhance everyday convenience. Upstairs, the home continues to impress with four generous double bedrooms. The main bedroom benefits from a stylish en-suite shower room, while the additional rooms are well served by a modern four-piece family bathroom, including both a bath and separate shower cubicle.



Externally, the property features ample off-road parking to the front for multiple vehicles, and to the rear is a beautifully landscaped, low-maintenance garden – perfect for relaxing, playing or entertaining. Superbly positioned for access to transport links, the property is just a short walk from Castleton train station, offering direct routes into Manchester city centre in under 20 minutes. The nearby M62 motorway junction ensures convenient access to Leeds, Manchester and beyond, making this an excellent base for commuters. Local amenities, shops, and well-regarded primary and secondary schools are all within easy reach, as are countryside walks and green spaces.

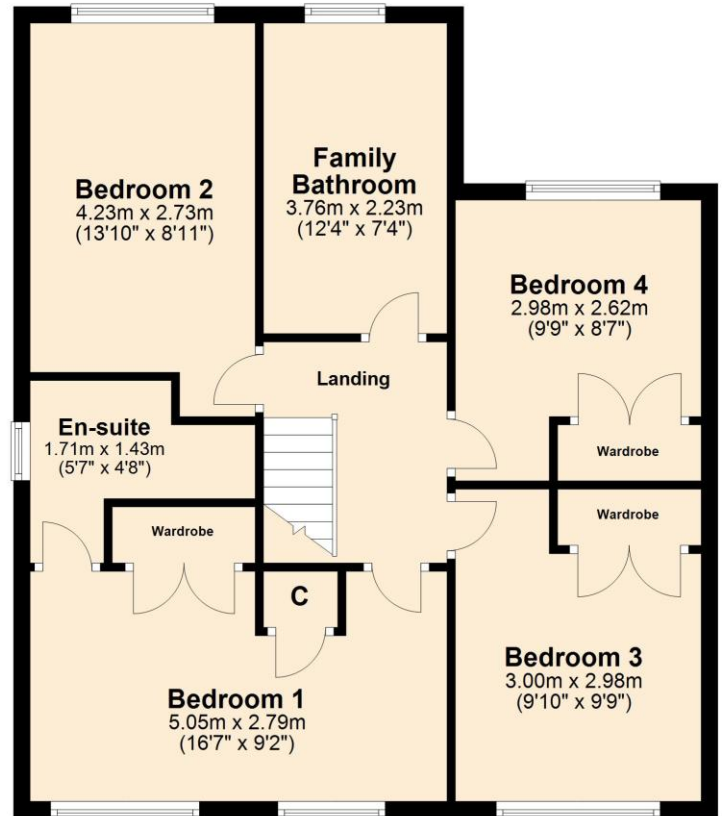
Ground Floor

Approx. 72.9 sq. metres (784.2 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



Total area: approx. 142.9 sq. metres (1538.2 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".