



101 Colne Street
Castleton | OL11 2UG

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Overview

- Recently Refurbished
- Extended Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Bathroom & Shower Room
- Off-Road Parking
- Gardens To Front & Rear
- Extremely Popular Development
- Well Presented
- Superb Family Home



Extended Four Bedroom Semi-Detached House In A Popular Location

Situated within a popular development, this EXTENDED SEMI-DETACHED HOUSE offers spacious yet versatile living accommodation whilst conveniently located 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...



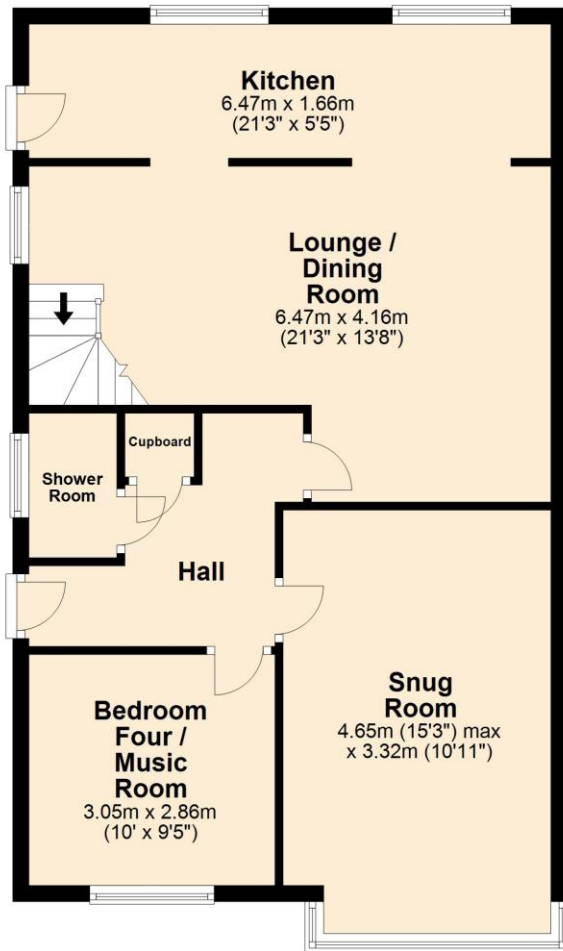
Internally, the property has been refurbished to a high-standard boasts deceptively spacious and versatile family living accommodation comprising of an entrance hall, TWO RECEPTION ROOMS including a separate snug room and open-plan lounge/dining area to the kitchen, a downstairs shower room, FOUR DOUBLE BEDROOMS with one being downstairs and a fabulous three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



This superb family home boasts ample off-road parking and a good-sized garage/workshop. Externally, there is a flat and private lawn garden at the front of the property and tiered lawn garden at the rear, perfect for enjoying the evening sun!

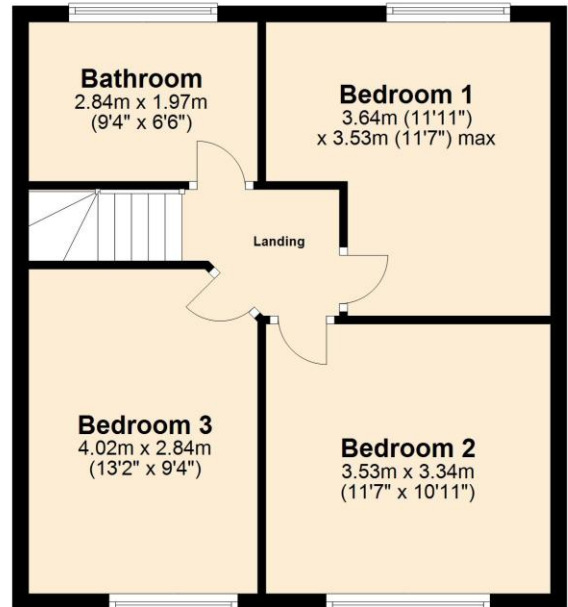
Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 115.7 sq. metres (1245.1 sq. feet)

Reside Estate Agency
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".