



15 The Green

Castleton | OL11 3NU



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## Overview

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Breakfast & Kitchen
- Shower Rooms & En-Suite
- Large Driveway With Ample Parking
- Integral Garage
- South Facing Rear Garden
- Backs Onto A Woodland Aspect
- Sought-After Development



## Four Bedroom Detached Family Home Situated Within A Highly Sought-After Development

Situated on the perimeter of a highly sought-after development, this detached family home is conveniently located on the doorstep of local amenities including Castleton train station, excellent schools and Tesco supermarket whilst also having easy access to Rochdale town centre and the motorway network.



Internally, this spacious family home offers recently refurbished living accommodation comprising of an entrance porch & hall, downstairs wc, two reception rooms, conservatory, modern breakfast kitchen & utility room, four bedroom and recently installed en-suite and family shower room. The property benefits from having gas central heating and upvc double glazing throughout.

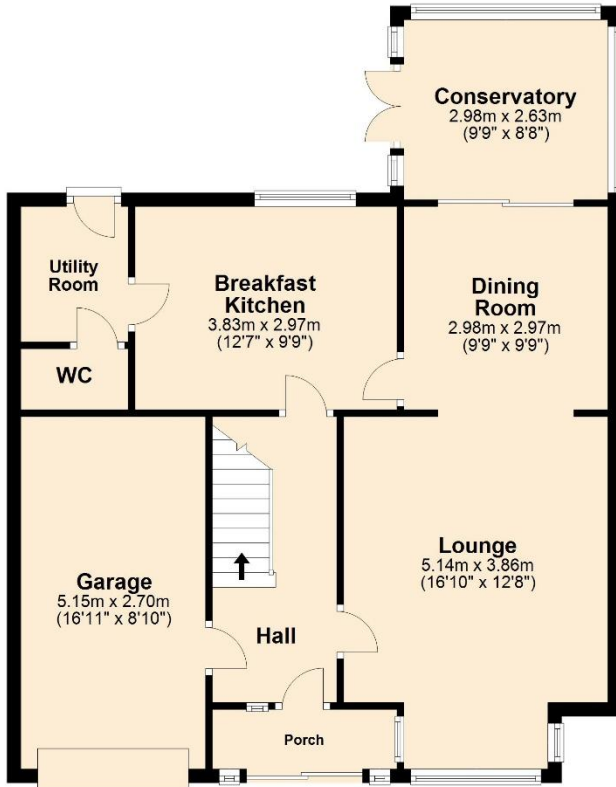


The family home backs onto a pleasant woodland aspect whilst boasting a South facing rear garden. Set well back from the road, there is a large driveway at the front with ample parking for several cars and access into the integral garage. The garden at the rear is designed with low maintenance in mind with artificial lawn and various patios.



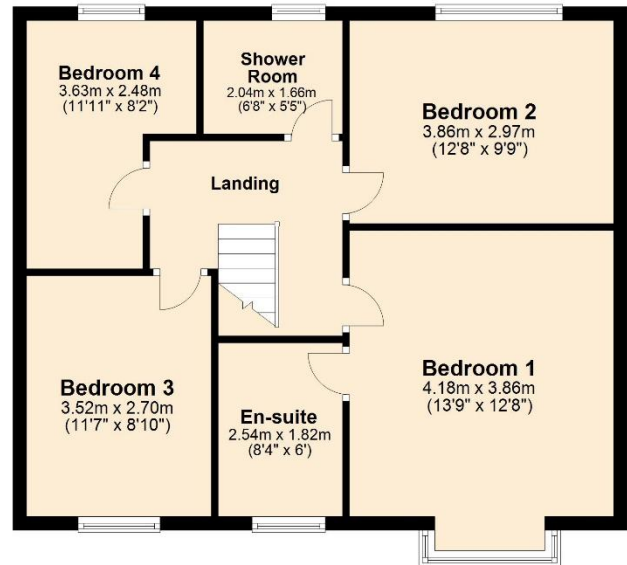
### Ground Floor

Approx. 77.8 sq. metres (837.7 sq. feet)



### First Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)



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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".