

12 Colwyn Street | Castleton



AN IMMACULATE 2 BEDROOMED, 2 RECEPTION PROPERTY IN A CONVENIENT LOCATION



An immaculate 2 bedroomed mid terrace property. Internal viewings are essential to appreciate the size and quality of accommodation on offer. Briefly comprising of entrance hallway, lounge, large 2nd reception, 2 double bedrooms and 4 piece family bathroom. With neutral decor throughout, recently fitted kitchen with built in appliances, double glazing, gas central heating and modern decor this property is fantastic value for money. Available Now. Furnished or Unfurnished. Sorry No Pets.

LOUNGE, DINING ROOM, FITTED KITCHEN, 2 BEDROOMS AND FAMILY BATHROOM. REAR YARD.
£ 475 PER CALENDAR MONTH



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property) (dimensions to be confirmed on site)

Ground Floor

Entrance Hallway - 14'02 x 3'06

High ceilings, laminate floor, neutral decor. Access to all rooms and first floor.

Lounge - 13'03 x 13'0

Neutral decor, feature fireplace and new carpet. To the front of the property.

2nd Reception/ Dining Room - 14'01 x 15'08

With neutral decor, laminate flooring and built in cupboards and understairs storage. Overlooks the rear yard.

Kitchen - 10'5 x 7'11

Newly fitted modern kitchen with contrasting dark worktops. Built in fridge/freezer and washing machine. Stainless steel electric oven, gas hob and matching chimney hood. Good range of wall and base units.

First Floor

Master bedroom - 15'06 x 13'0

Large double bedroom with built in wardrobe. Laminate flooring. To the front of the property.

Bedroom 2 - 14'02 x 8'3

Double bedroom with neutral decor and laminate flooring. To the rear of the property.

External

Well maintained enclosed rear yard with borders. Not overlooked to the rear.

LOCATION

Heading out of Rochdale towards Castleton follow the signs for Carcraft. At the traffic lights turn right onto Nixon Street then 1st left- Colwyn Street is located just off Nixon Street.

SHORTHOLD TENANCY AGREEMENT FOR A MINIMUM PERIOD OF 6 MONTHS

RENTAL

£475 PER CALENDAR MONTH

RENT BOND

£475 will be required upon the signing of the tenancy agreement

COUNCIL TAX BAND

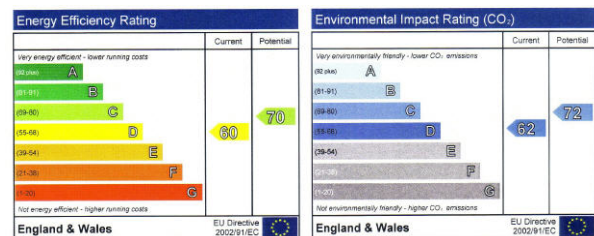
We understand the property is in council tax band A

LANDLORDS CONDITIONS

No DHSS, No Pets,

VIEWING

Strictly by appointment with sole agents Barton Kendal.



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



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