



Saxonholme Road
Castleton OL11 2YA
Asking Price £420,000

ADAMSONS BARTON KENDAL are delighted to introduce to the market this hugely impressive three bedroom semi detached family home, which has been fully renovated throughout to an exceptional standard using high quality fixtures and fittings. Situated at the lower end of Castleton close to neighbouring Slattocks, the property is well positioned for ease of access to both the Motorway network and Manchester City Centre.

Internally, the property has been extended to the front with the addition of an porch, which in turn leads to a welcoming hallway with stairway access and a downstairs WC. Solid oak parquet flooring runs through into an incredible open plan kitchen diner and living space with bi-folding doors. The kitchen itself comprises of a range of wall and base units as well as a large island, breakfast bar and a range of integrated and freestanding appliances. At the front of the property is a good sized reception room with bay window, impressive recessed ceiling, LED spotlighting and an inset fire. To the first floor, there are three double bedrooms and a wonderful four piece family bathroom. An attic room with skylight is accessed via ladders giving potential buyers the option of a fourth bedroom. Benefiting from some additional features including under floor heating throughout, CCTV and a full alarm system. The property boasts uPVC double glazing throughout as well as a gas fired central heating system. There is a driveway for multiple vehicles to the front, a single garage and a easily maintained yet impressive split level garden to the rear.

Early viewing comes highly recommended to appreciate the calibre of property!

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).

Ground Floor

Entrance Porch

WC

Hallway - 4.62m x 1.77m (15'2" x 5'10")

Lounge - 3.69m x 3.75m (12'1" x 12'4")

Open Plan Kitchen & Living Space - 4.58m x 7.04m (15' x 23'1")



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First Floor

Landing - 2.11m x 2.42m (6'11" x 7'11")

Bedroom One - 4.18m x 3.10m (13'8" x 10'2")

Bedroom Two - 3.22m x 3.10m (10'7" x 10'2")

Bedroom Three - 2.61m x 2.42m (8'7" x 7'11")

Bathroom - 2.50m x 2.42m (8'3" x 7'11")

Second Floor

Attic Room - 3.17m x 3.27m (10'5" x 10'9")

Accessed via ladders. Eaves storage and velux window.

Externally

Garage - 5.28m x 2.58m (17'4" x 8'6")

Externally, the property has been rendering to all external walls. To the front, there is a private driveway providing off street parking for numerous vehicles leading to a single garage with power and light. At the rear, there is a good sized split level garden with raised decking and artificial grass. The open plan kitchen can be opened up with large bi-folding doors creating a wonderful family or entertainment space. Local amenities including schools, and shops as well as Castleton train station are all within close proximity.



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Energy Performance - D

Council Tax Band - C

Tenure - TBC



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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