

Charlton Street
Castleton, Rochdale OL11 2SW



AN EXTREMELY WELL PRESENTED 4 BED SEMI DETACHED FAMILY HOME
SITUATED ON A POPULAR NEW BUILD ESTATE



This spacious and desirable 4 bedroomed semi-detached family home is situated in the popular residential area of Castleton, within close proximity to all the usual local amenities including the train station providing railway links to Manchester, Leeds and beyond. Internally, this stunning property benefits from a gas fired central heating system, double glazed windows, modern kitchen and bathroom facilities with quality fixtures throughout. The property is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the size and calibre of accommodation on offer.

COMPETITIVELY PRICED – VIEWING HIGHLY RECOMMENDED

ASKING PRICE £175,000

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OL16 1LA
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Middleton Office – 13 Long Street
Middleton
M24 6TE
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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 VESTIBULE

A bright entrance hall with staircase to the first floor and neutral décor.

CLOAKROOM – 2.1 x 1.3 metres (6'10" x 4'3")

A two piece suite in white comprising a low level wc and wash hand basin.

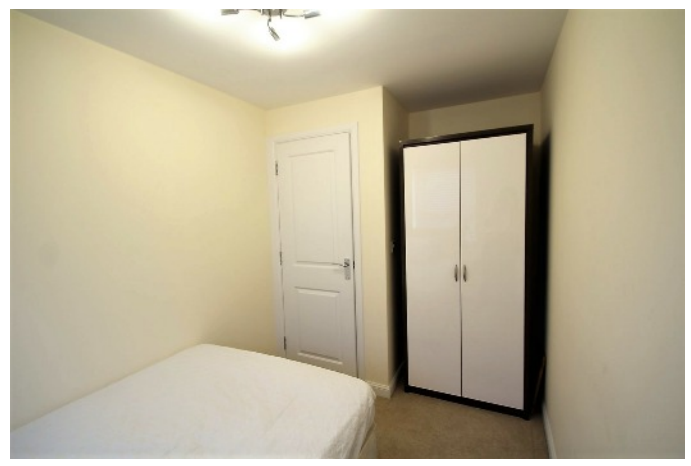
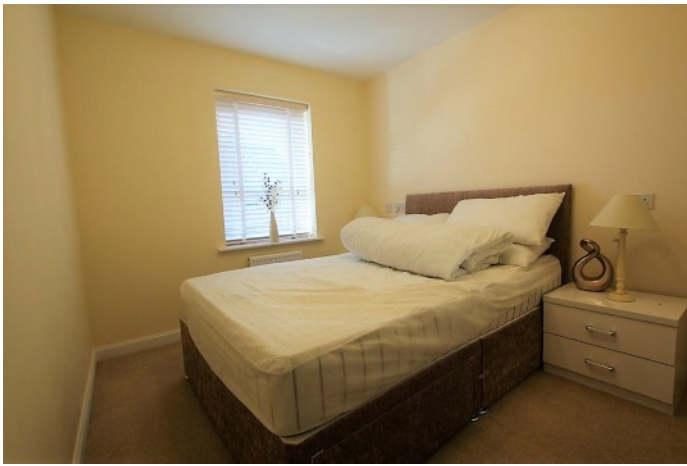
KITCHEN – 3.6 x 2.5 metres (11'9" x 8'2")

A modern fitted kitchen with a range of wall and base units with complementary work surfaces, integrated oven, hob and extractor hood, single drainer stainless steel sink unit and plumbing for an automatic washing machine.

LOUNGE/DINER – 6.2 x 4.7 metres reducing to 3.6 metres (20'4" x 15'5" reducing to 11'9")

A large main reception room with modern décor, understairs storage cupboard and patio doors leading out to the rear garden.





First Floor

LANDING

MASTER BEDROOM – 4.0 x 2.6 metres (13'1" x 8'6")

A large master bedroom with neutral décor and views over the rear garden.

EN-SUITE SHOWER ROOM - 2.5 x 1.5 metres (8'2" x 4'11")

A three piece suite in white comprising a walk in shower cubicle, pedestal wash hand basin and low level wc.

BEDROOM TWO – 3.3 x 2.6 metres (10'9" x 8'6")

A second double bedroom with tasteful décor.

BEDROOM THREE – 3.1 x 2.1 metres reducing to 2.9 metres (10'2" x 6'10" reducing to 9'6")

A third bedroom with views over the rear garden.

BEDROOM FOUR – 3.6 x 2.0 metres (11'9" x 6'6")

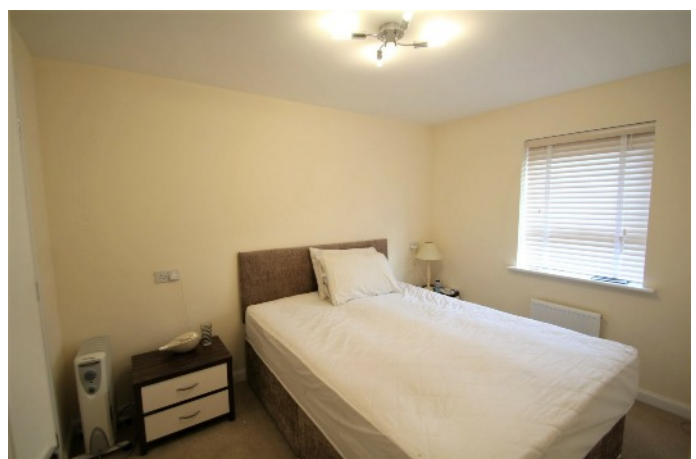
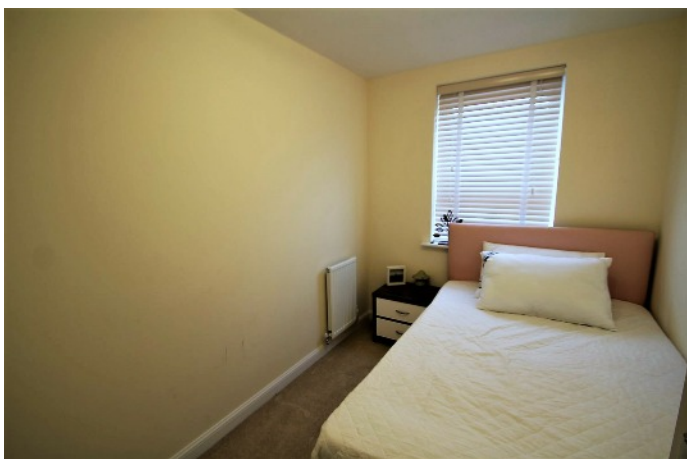
A fourth bedroom with neutral décor.

FAMILY BATHROOM – 2.6 x 1.5 metres (8'6" x 4'11")

A modern three piece suite in white comprising a panelled bath, low level wc and pedestal wash hand basin - partially tiled walls.

Externally

The property has a side driveway providing off street parking for several vehicles and to the rear, the garden has a paved patio area and a section laid to lawn.



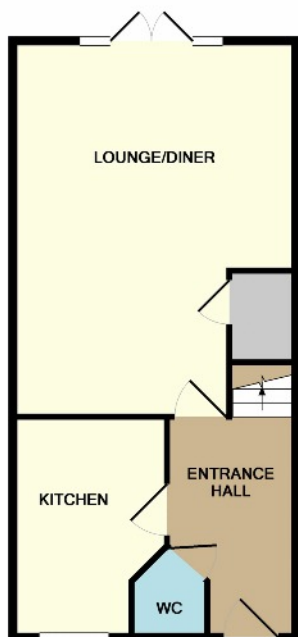
Council Tax Band

We are advised that the property is assessed in Council Tax Band C

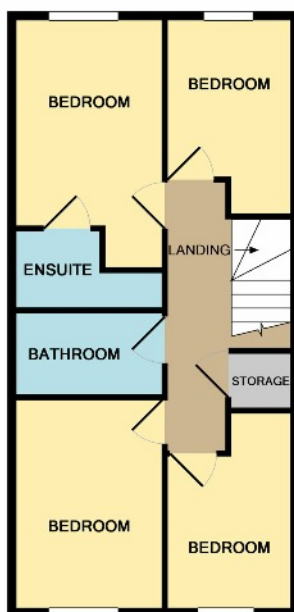
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This property is situated in a popular residential area of Castleton, conveniently positioned for access to all the usual local amenities.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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

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