







## 32 Castle Road

Rhose

4 bed terraced home with sea views. Open plan living/kitchen/diner perfect for gatherings. Double utility area. Front garden with cherry tree, rear garden with deck and patio. Walking distance to amenities and rail station. On-street parking. A warm family home full of possibilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 4 BEDROOM TERRACED FAMILY HOME
- SEA VIEWS FROM THE REAR WINDOWS
- LIVING ROOM OPEN TO THE KITCHEN/DINER
- DOUBLE UTILITY SPACE WITH STORAGE
- FIRST FLOOR BATHROOM AND SEPARATE WC
- ENCLOSED FRONT GARDEN WITH CHERRY TREE
- GENEROUS REAR GARDEN WITH DECK, PATIO AND LAWN
- WALKING DISTANCE TO AMENITIES AND RAIL STATION
- SOIL PIPE AND BOILER RECENTLY REFITTED
- EPC RATING of D66







### Hallway

Entrance via a uPVC door with obscure glazing and a matching side panel. The hallway has oak style laminated flooring and a carpeted staircase leading to the first floor. A handy space for shoes, coats etc and a radiator behind a period cover. Panelled doors leading to the living room/kitchen and also giving access to a handy understairs storage cupboard. Finally, a glazed door leads to a utility area (formerly the kitchen) which incorporates the former outhouses.

### Living Room

14' 1" x 12' 3" (4.29m x 3.73m)

A continuation of the oak style laminated flooring, this spacious reception room has a rear uPVC window with a sea glimpse. There is a period style fireplace surround with a tiled fill. Radiator. A wide opening then leads into the kitchen.

### Kitchen

12' 2" x 10' 0" (3.71m x 3.05m)

A continuation of the oak style laminated flooring, the kitchen has been refitted and comprises a matching range of eye and base level units complemented by natural wood style worktops. These have a stainless steel sink inset, a four ring electric hob with an electric oven under and glass canopied cooker hood over. There is a matching breakfast bar which can seat four as required and there is also space for a breakfast table and chairs if needed. Ceramic tile splashback areas and a front uPVC window. Space for a fridge/freezer.

### Utility Room (Former Kitchen)

7' 7" x 6' 8" (2.31m x 2.03m)

Easy wipe flooring, worktop space, a stainless steel sink unit and a handy space for storage and appliances. There is a wall mounted Worcester boiler which fires the gas central heating. A rear single glazed window and open door access leads to a second utility room







### **Second Utility Room**

10' 4" x 5' 8" (3.15m x 1.73m)

Vinyl flooring, two single glazed side windows plus a uPVC rear window with a sea glimpse. A uPVC door with obscure glazing leads out onto the decking. Further worktop space with storage under and space for an upright fridge/freezer as required. A composite door with obscure glazing leads into the shared side alley which serves no. 30 and 32 which provides a handy access point to the front of the property.

### **Landing**

Carpeted with matching panelled doors giving access to four bedrooms, a family bathroom, a separate WC and also a handy airing cupboard. A drop down loft hatch giving access to a partly boarded loft space.

### **Bedroom One**

12' 5" x 12' 0" (3.78m x 3.66m)

Carpeted, an excellent size double bedroom with a front uPVC window and a radiator.

### **Bedroom Two**

13' 2" x 9' 0" (4.01m x 2.74m)

A second carpeted double bedroom, a rear uPVC window with a sea glimpse and a radiator.

### **Bedroom Three**

11' 6" x 11' 4" (3.51m x 3.45m)

A third double bedroom with exposed floorboards, a front uPVC window and a radiator.

### **Bedroom Four**

10' 4" x 6' 8" (3.15m x 2.03m)

A carpeted single bedroom with a rear uPVC window enjoying a sea glimpse plus a radiator.







### WC

5' 8" x 2' 7" (1.73m x 0.79m)

Easy wipe flooring, a white close coupled WC and an obscure uPVC rear window.

### Bathroom

5' 6" x 4' 8" (1.68m x 1.42m)

Comprising a white pedestal basin and bath with a white shell design and an electric shower over. A radiator and an obscure rear uPVC window.

### Rear Garden

51' 12" x 22' 12" (15.85m x 7.01m)

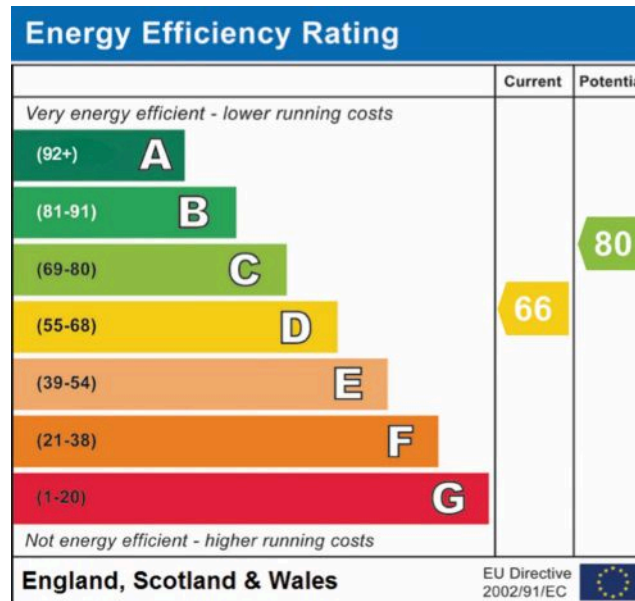
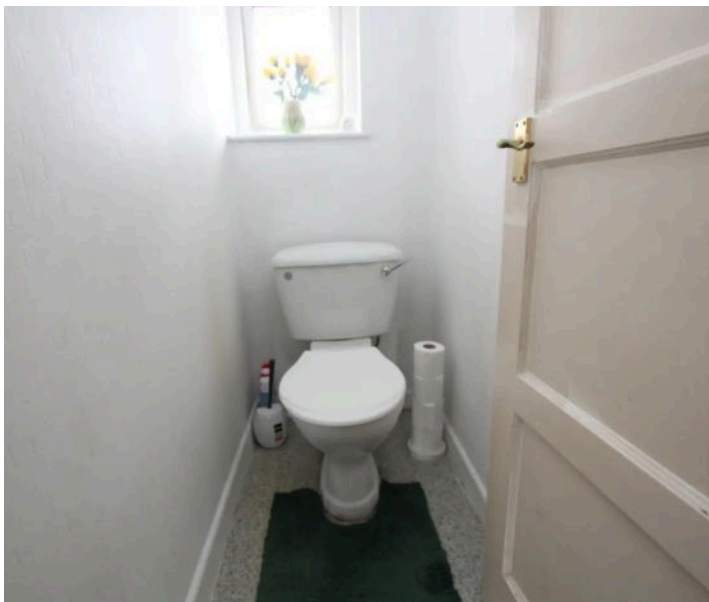
Initially with a full width of decking, three steps lead down to an enclosed patio section which is ideal as a pet enclosure etc. A dwarf height fence with a gate then extends onto a lawned area with flower beds. There is also an old coal house with an asbestos roof. The garden is fully enclosed by a mix of fencing and block walls. The rear garden enjoys a south facing aspect.

### Front Garden

Approached via a shared concrete path (shared by no. 30 and 32). Enclosed by well maintained hedging and is dominated by a central tree and has further flower beds.

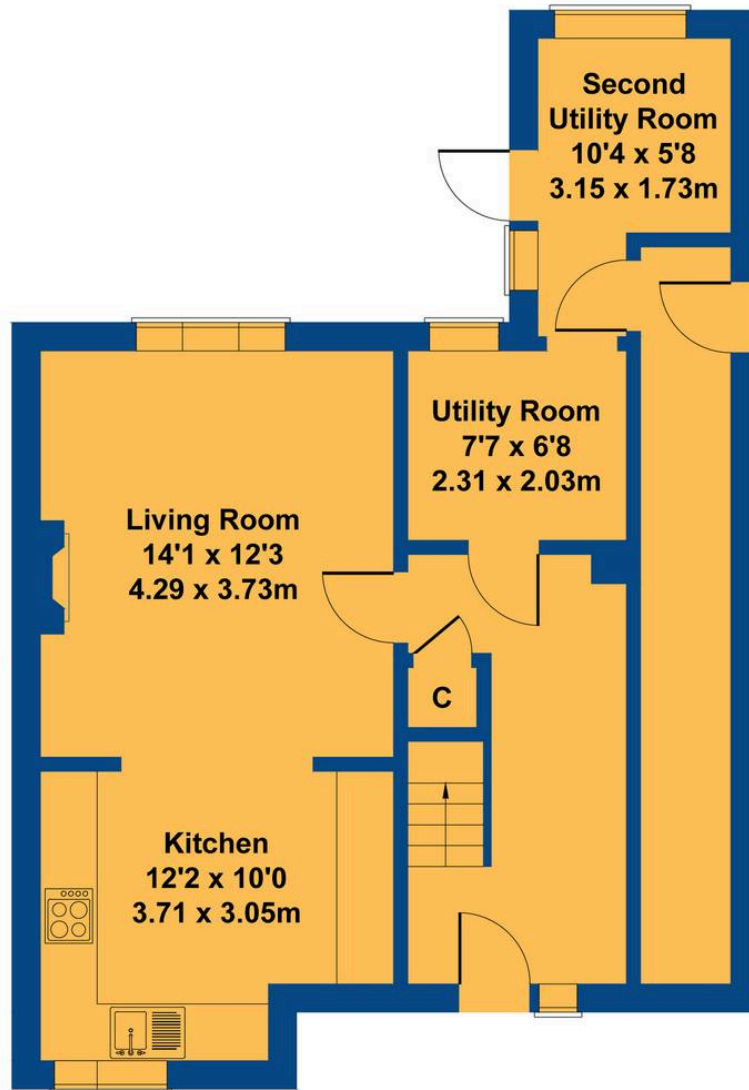
### ON STREET

Parking for this property is on street

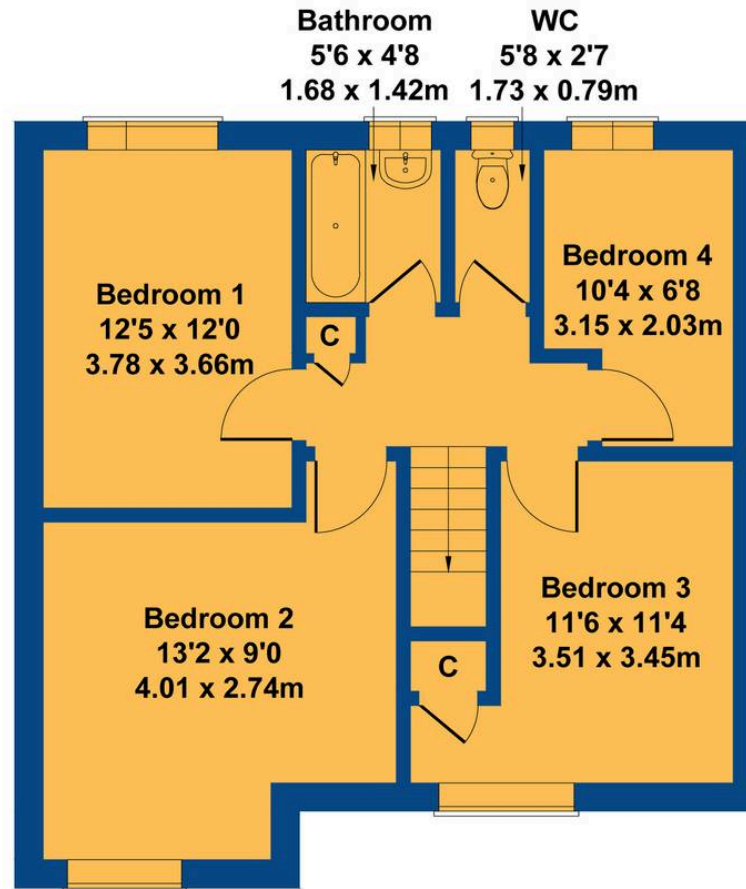


# 32 Castle Road

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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