



Fairway, Castleton, Rochdale OL11

- FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- CONVENIENT DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES
- DOUBLE SIDE EXTENSION & REAR SINGLE STORY EXTENSION
- OPEN PLAN KITCHEN/DINING & SITTING ROOM
- OFF ROAD PARKING
- FOUR WELL PROPORTIONED BEDROOMS

Asking Price - Price £269,000

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HERE TO GET *you* THERE

Hunters is proud to present this immaculately maintained four bedroom semi detached family home, situated on an elevated position on Fairway in Castleton, Rochdale. This impressive property, enhanced by a side double extension and a rear single extension, offers an expansive and thoughtfully designed living space, perfect for a growing family.

Upon entering the home through a welcoming porch, you are greeted by a hall that leads into a bright and airy lounge, ideal for relaxation. Adjacent to the lounge is a sleek, modern open plan kitchen with ample storage, seamlessly connected to a dining area. This space further flows into a cosy sitting room, which is bathed in natural light from the French doors that open onto a beautifully landscaped rear garden. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the landing opens up to reveal three generously sized double bedrooms, including a master bedroom complete with fitted wardrobes. Additionally, there is a versatile fourth bedroom that can serve as a charming nursery or a functional home office. The first floor is completed by a contemporary family bathroom, featuring a WC, shower over the bath, and a hand wash basin.

Externally, the property boasts a well presented tiered garden to the front, along with off road parking. The side double extension adds valuable space, while the rear single storey extension creates a delightful sitting room that overlooks the beautifully maintained garden. This outdoor space includes a patio/seating area that steps up to a lush lawn and decking area, perfect for family gatherings and outdoor enjoyment.

Fairway is ideally situated in Castleton, Rochdale, offering convenient access to local amenities. The property is located just a short distance from well regarded schools, local shops, and essential services, making it an excellent choice for families. With easy access to the M62 motorway, commuting to Manchester and Leeds is a breeze, while Rochdale town centre is just a short drive away, providing an array of supermarkets and shops.

This property is certainly not one to be missed.

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

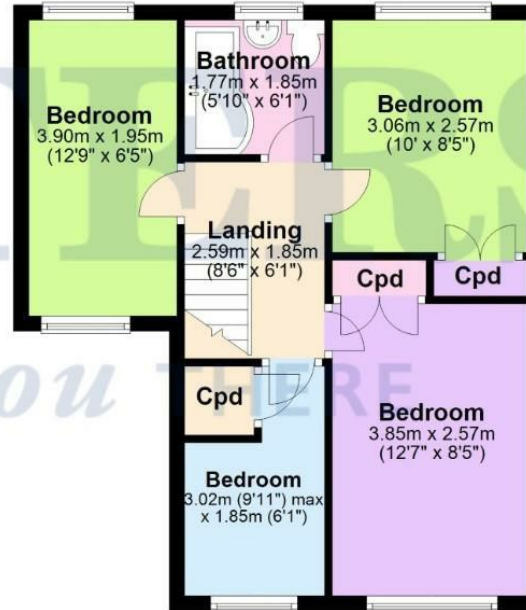




Ground Floor
Approx. 54.3 sq. metres (584.6 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 96.6 sq. metres (1039.5 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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