

Hilary Street, Rochdale OL11 2TW

Offers invited in excess of £199,950



ADAMSONS BARTON KENDAL are delighted to present this charming three-bedroom family home, ideally situated in the heart of Castleton Village. This substantial period end-terrace property offers generous living space and a wonderful blend of character and practicality, making it an excellent choice for families. Well maintained throughout, the home retains many original features including decorative mouldings, an attractive tiled entrance hallway, and elegant touches such as Tiffany-style light fittings in both the lounge and dining room.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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The accommodation begins with an entrance vestibule leading into a welcoming hallway with original tiled flooring. There are two spacious reception rooms, comprising a comfortable lounge and a bright dining room with a beautiful bay window, ideal for both relaxing and entertaining. The modern fitted kitchen is both stylish and functional, complete with a breakfast bar, perfect for everyday family use.

To the lower ground floor, the property benefits from three cellar rooms, offering excellent storage or exciting potential for further development, subject to the necessary planning permissions.

Upstairs, a generous landing provides access to three well-proportioned double bedrooms, two of which include built-in storage. The family bathroom features a contemporary white suite.

Externally, the property enjoys a private south-facing rear courtyard, providing a pleasant outdoor space to relax or entertain.

Located within the popular village of Castleton, the property is conveniently close to a range of local amenities including well-regarded primary schools, a library, swimming baths, and a variety of shops and eateries. For those who enjoy the outdoors, scenic walks along the Rochdale Canal and towards Slattocks and Tandle Hill are easily accessible. Excellent transport links are also nearby, with Castleton train station and motorway access at Sandbrook Park both within easy reach.

This unique and traditional freehold home offers spacious, characterful accommodation in a highly desirable location.

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

Living Room - 5.23 x 3.93 metres

Dining Room - 4.58 x 3.75 metres

Kitchen - 2.95 x 4.36 metres

Basement

Cellar 1 - 3.83 x 2.91 metres

Cellar 2 - 2.94 x 4.22 metres

Cellar 3 - 5.59 x 3.9 metres

First Floor

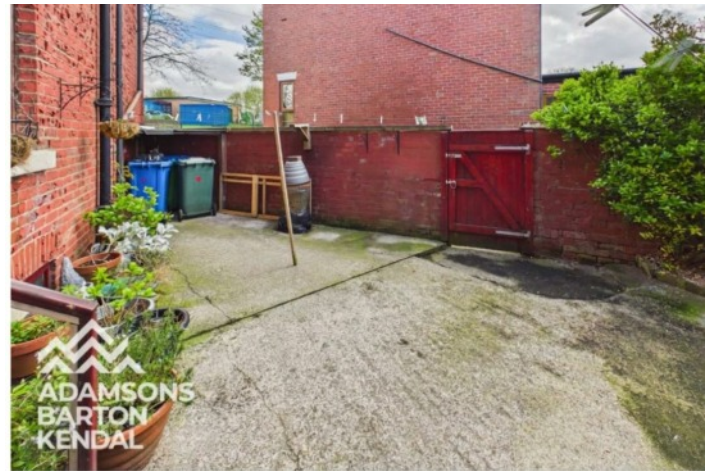
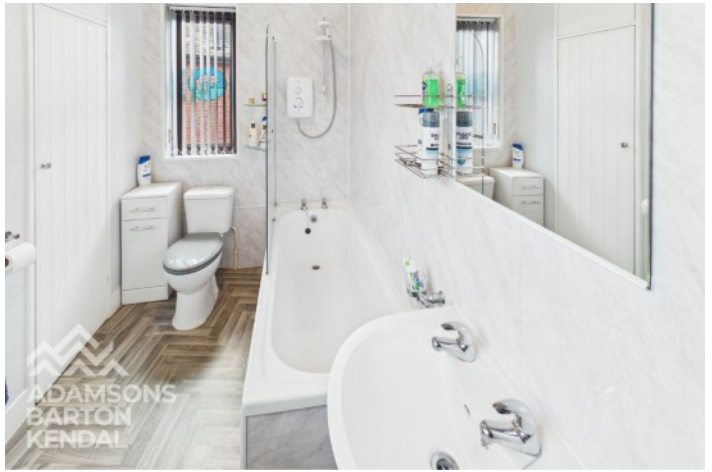
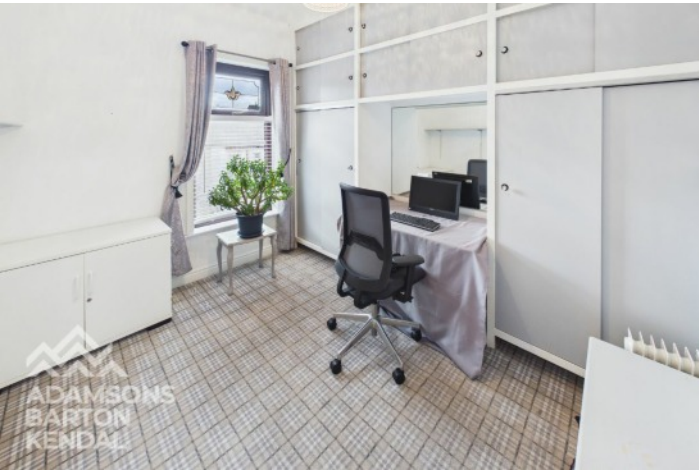
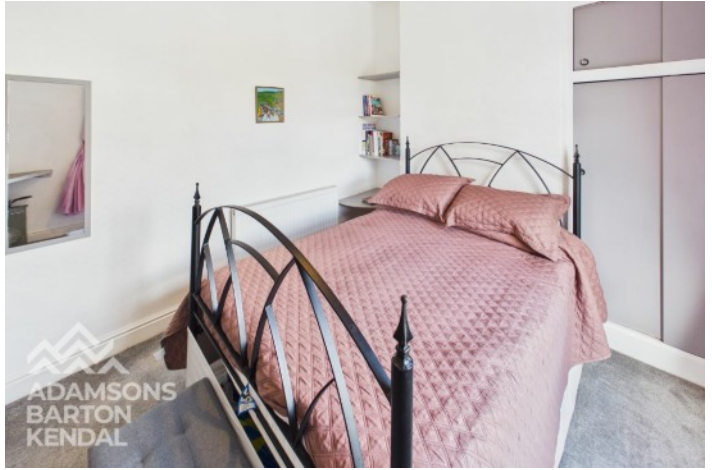
Bedroom 1 - 3.97 x 3.02 metres

Bedroom 2 - 3.10 x 3.48 metres

Bedroom 3 - 3.32 x 4.01 metres

Bathroom - 4.54 x 2.99 metres



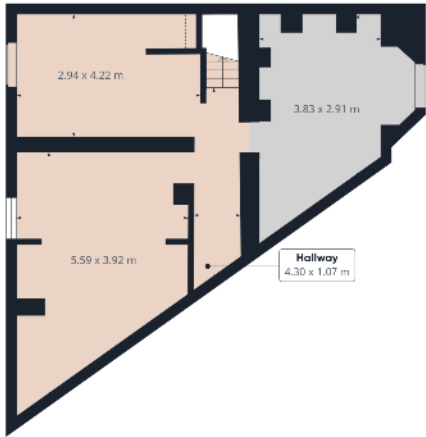


Additional Information

Council Tax Band - B
Energy Performance Cert - D59
Tenure - Leasehold - £3 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

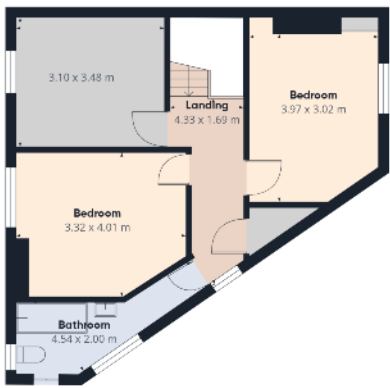


Floor -1



Floor 0

Approximate total area^m
146.4 m²
Reduced headroom
0.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the BICS IPM/S 3/C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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