



## 15 Cherrington Drive, Castleton



- Well Presented THREE Bed Extended Semi Detached
- Gas Central Heated / uPVC Double Glazed Windows
- Lounge / Extended Dining Kitchen And Down-Stair Wet Room
  - Three First Floor Bedrooms / Detached Garage
  - Lawned Front Garden / Tarmacadam Driveway
  - Rear Tiered Paved Garden

£215,000

Well presented THREE bed semi detached with a ground floor extension, detached garage, driveway, lawned front garden and a tiered paved rear garden. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, extended dining kitchen and a down-stair wet room. The first floor accommodates a landing area leading to the three bedrooms. Externally to the front is a hedged and lawned front garden with borders and a tarmacadam driveway affording off road parking. To the rear is a detached garage and a tiered paved garden. Situated in the Castleton area of Rochdale convenient for local shops and facilities, transport links and the M60 motorway links.

## GROUND FLOOR

### HALLWAY

Entrance hall with carpet flooring, radiator and staircase rising to the first floor.

### LOUNGE

4.61m x 3.03m (15'1" x 9'11")

Front aspect with electric fire set within feature surround, laminated wooden flooring, coved ceiling, T.V point and radiator. Access to dining kitchen.



### DINING KITCHEN

4.56m x 4.33m (14'11" x 14'2")

Rear aspect with a range of wall and base units incorporating attached breakfast bar, one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, spotlights and laminate flooring. External access.



### WET ROOM

Three-piece ground floor wet room comprising of shower, sink, low-level W.C, fully tiled walls, laminate flooring and heated towel rail.



### BEDROOM 1

3.93m x 3.11m (12'10" x 10'2")

Front aspect with carpet flooring and radiator.



### BEDROOM 2

3.69m x 2.79m (12'1" x 9'1")

Rear aspect with carpet flooring and radiator.

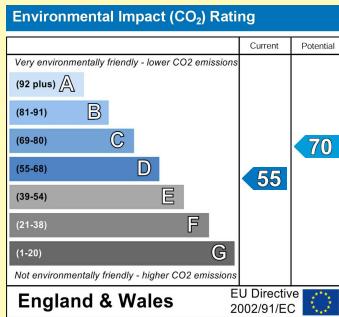
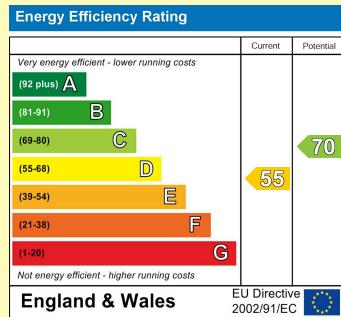
## **BEDROOM 3**

2.78m x 2.46m (9'1" x 8'0")

Rear aspect with radiator.

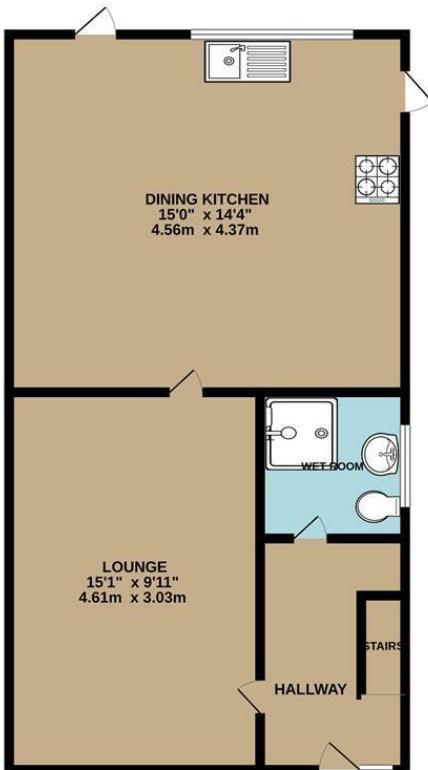
## **OUTSIDE**

Externally to the front is a hedged and lawned front garden with borders and a tarmacadam driveway affording off road parking. To the rear is a detached garage and a tiered paved garden.

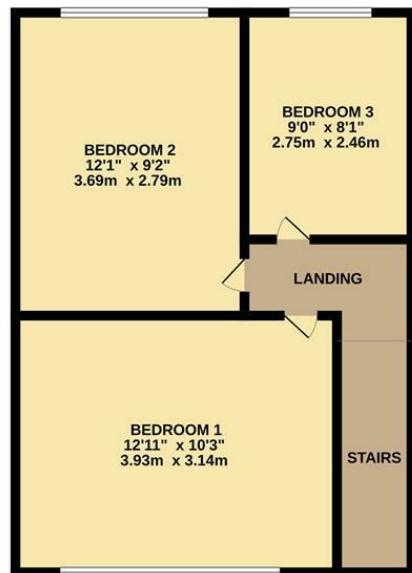


**PLEASE NOTE:** We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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