



21 Manley Road  
Castleton | Rochdale | OL11 3NJ

£325,000



## Overview

- Recently Refurbished
- Extended Pre-War
- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Ensuite & Family Bathroom
- Basement Level
- South-West Facing Garden
- Open Aspect To Front
- No Onward Chain



## Recently Refurbished Extended Pre-War Semi-Detached House Overlooking An Open Aspect

Internally, the extended character property has been recently refurbished throughout, offering spacious family living accommodation briefly comprising of an entrance vestibule, hall, downstairs w/c, TWO LARGE RECEPTION ROOMS, fitted breakfast kitchen, utility room, FOUR BEDROOMS, ensuite shower room to main bedroom, family bathroom and BASEMENT LEVEL.



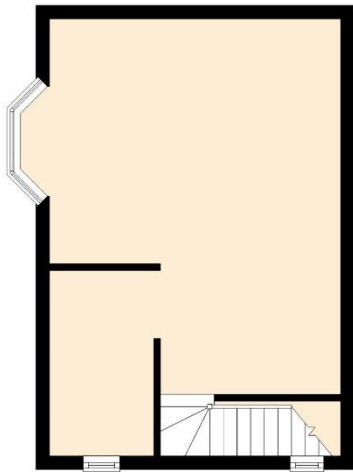
The beautiful family home is conveniently situated in a popular location within walking distance of excellent local amenities including train station, supermarket, Springfield Park and Golf Club whilst having easy access to Rochdale/Bury town centres and the motorway network.

The property benefits from having gas central heating and uPVC double glazing!

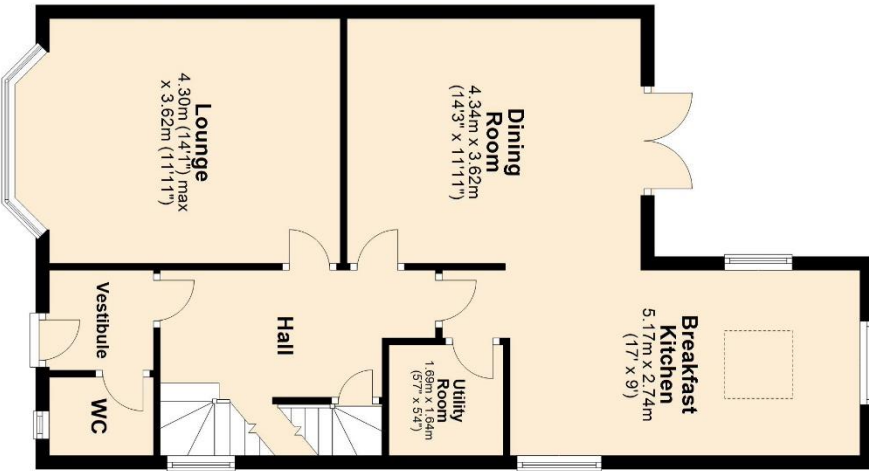


The semi-detached property sits in a slightly elevated position overlooking an open aspect whilst affording a lawn garden to front and enclosed South-West facing rear garden with lawn, patio area and raised decking area.

The property is FREEHOLD!



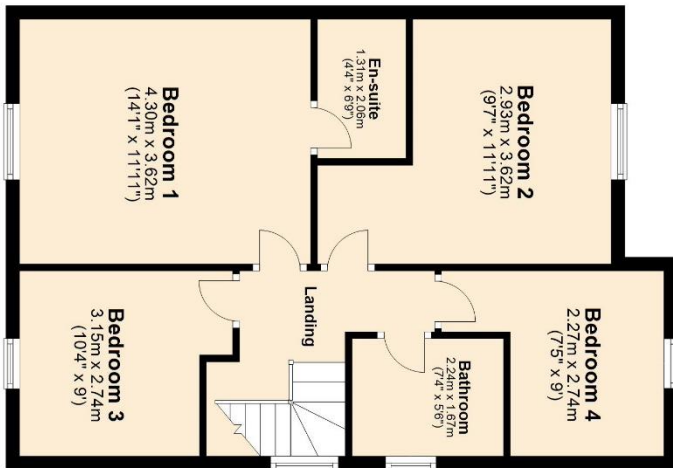
**Basement**  
Approx. 28.0 sq. metres (300.9 sq. feet)



**Ground Floor**  
Approx. 85.8 sq. metres (707.8 sq. feet)

Total area: approx. 152.2 sq. metres (1637.8 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



**First Floor**  
Approx. 58.4 sq. metres (629.1 sq. feet)

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".