

Smalley Street, Castleton OL11 3EB
Offers Over £195,000



ADAMSONS BARTON KENDAL are pleased to introduce this 4 bedroom terraced family home in the heart of Castleton Village. Ideally located within arms length of Castleton Railway Station and a short walk from popular bus routes, the property is in a great position for commuters and families.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

This home is close by many independent shops, restaurants and Tesco supermarket, as well as being a stone throw from highly regarded schools and nurseries such as St Edwards Primary School, St Gabriel's Primary School and Holyrood Nursery. Motorway links are less than a 5 minute drive away with connections to Manchester city centre.

The property offers spacious accommodation set over 3 floors including 2 large reception rooms, a fitted kitchen, 2 double bedrooms to the first floor and a further 2 double bedrooms to the second floor. The family bathroom suite completes the accommodation.

Externally the property offers on street parking and a paved yard to the rear.

Ground Floor

Lounge - 3.76 x 3.79 metres - A spacious family living room featuring a stylish multi fuel log burner and a custom made tiled fireplace.

Dining Room - 4.10 x 3.08 metres - A large reception room which is currently utilised as a dining room with a feature fireplace with a large window overlooking the rear yard and access to the kitchen

Kitchen - 2.07 x 2.45 metres - A fitted kitchen to the rear of the property featuring integrated appliances such as an oven, hob and extractor fan with tiled walls and access to the rear yard.

First Floor

Bedroom 1 - 3.81 x 4.57 metres - A very generous master bedroom on the first floor, occupying the full width of the property with 2 windows and built in storage cupboards.

Bedroom 2 - 4.08 x 2.89 metres - A further double bedroom to the first floor with ample fitted storage.

Bathroom - 2.13 x 2.49 metres - A 4 piece family bathroom suite with a large corner bath, a corner Jacuzzi shower cubicle with glass doors, a WC and a vanity sink unit.

Landing - 4.11 x 0.86 metres

Second Floor

Landing - 2.92 x 1.63 metres

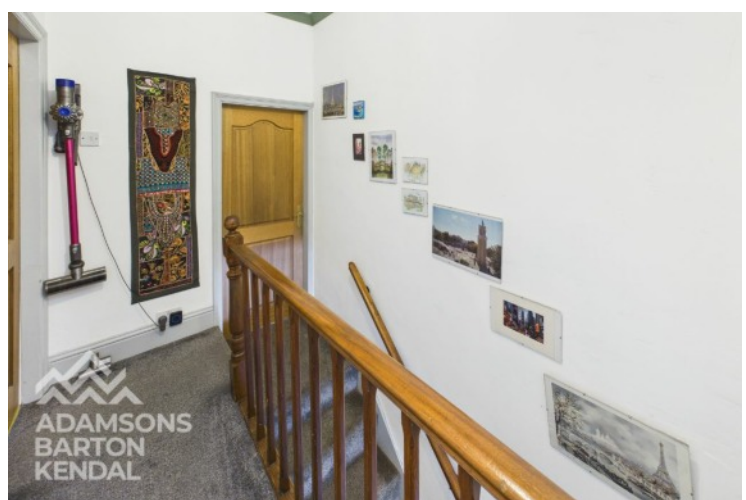
Bedroom 3 - 3.1 x 5.0 metres - A double bedroom with a large skylight window.

Bedroom 4 - 2.8 x 3.3 metres - Another double bedroom with a large skylight window.

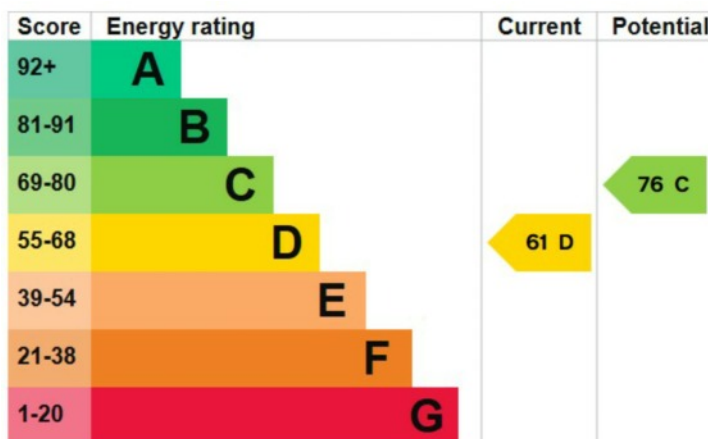
Externally

The property features on street parking to the front and a paved yard to the rear.





Council Tax Band - A
Energy Performance Cert - to be confirmed
Tenure - To be confirmed



Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification