Chatburn Square, Castleton, Rochdale OL11

- NO CHAIN
- CORNER PLOT
- GOOD CONDITION THROUGHOUT
- HEAD OF THE CUL-DE-SAC
- EPC RATING - C
- FREEHOLD
- OFF ROAD PARKING
- DOWNSTAIRS WC
- COUNTRYSIDE VIEWS TO REAR
- COUNCIL TAX BAND A

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Asking Price £210,000

Hunters are delighted to offer for sale this well presented three bedroom semi detached property, situated on Chatburn Square in Castleton. Offered with no onward chain and freehold tenure, this property has been maintained to a very good standard and benefits from a newly fitted kitchen and bathroom, making it an excellent opportunity for first time buyers, couples or growing families looking for a home that is ready to move into.

The accommodation comprises a welcoming entrance hall, a spacious lounge featuring a bay window and a modern kitchen/dining room fitted with contemporary white units, wood effect worktops and tiled flooring. The kitchen provides a practical and sociable space for everyday living, whilst a convenient downstairs WC completes the ground floor.

To the first floor are three well proportioned bedrooms, together with a newly fitted family bathroom. The landing benefits from a loft hatch, providing access to loft space with a few boards laid for storage. Although not fully converted, this offers useful additional space for household belongings.

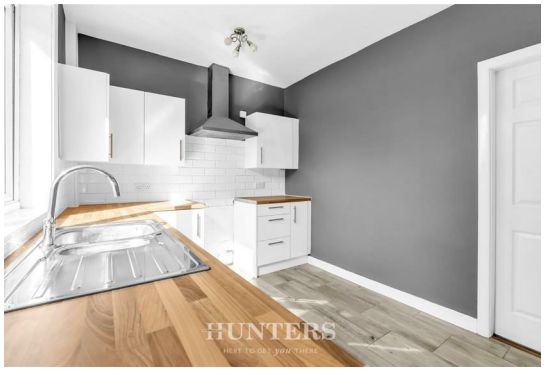
Externally, the property boasts a gravelled driveway providing off road parking, whilst the rear garden features a paved seating area, lawn and an external store area, providing useful additional storage. A particular highlight is the attractive countryside outlook beyond the garden, creating a lovely setting to enjoy the outdoors.

Situated in Castleton, the property is well placed for access to a range of local amenities, including shops, schools and everyday conveniences. The village offers a welcoming community atmosphere, whilst the surrounding countryside provides excellent opportunities for scenic walks and enjoying the outdoors. Castleton also benefits from convenient transport links, with Rochdale, Heywood and Middleton all within easy reach, making it a practical choice for commuters and families alike.

This property is ready to move into and offers well proportioned accommodation in very good condition throughout. With its modern presentation, three bedrooms, off road parking, rear garden with countryside views and no onward chain, this property is an ideal choice for anyone looking to take their first step onto the property ladder or find a comfortable family home in a popular local area.

Early viewing is highly recommended to fully appreciate the accommodation, condition and position this property has to offer.

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



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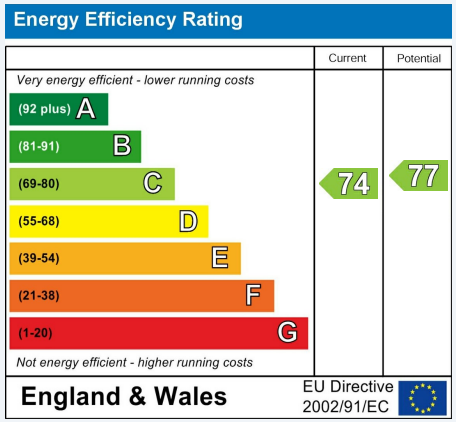
Total area: approx. 76.3 sq. metres (820.9 sq. feet)

Disclaimer - This flooplan 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.

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.



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.

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.

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The Property Ombudsman