

**Smalley Street OL11 3DX**

**Asking Price £250,000**



**ADAMSONS BARTON KENDAL** are delighted to present this beautifully presented four-bedroom plus attic room end-terraced property, ideally situated in the highly sought-after area of Castleton. This stunning family home is well maintained throughout and offers an abundance of living space. Upon entering, you are greeted by two exceptionally spacious reception rooms Internally, the property briefly comprises a welcoming entrance porch, a cosy lounge, two well-proportioned double bedrooms, a wet room, and a beautiful modern kitchen featuring bi-fold doors that open out onto the garden—perfect for indoor-outdoor living.

**Viewing Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
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The front reception room is a modern lounge featuring an electric fireplace and large double windows, allowing plenty of natural light to flood the space. To the rear lies the true heart of the home—an impressive open-plan sitting and dining area seamlessly flowing into a fitted kitchen, creating a contemporary and sociable living environment. This space benefits from both a rear door and patio doors, providing direct access to the garden.

To the first floor, the property offers four bedrooms, including three generous double rooms and a single room currently utilised as a beauty room. The master bedroom benefits from fitted wardrobes. Completing this floor is a modern three-piece family bathroom with an overhead shower.

The attic has been thoughtfully converted into an additional room, currently used as a fifth bedroom, making it a fantastic and versatile addition to the home.

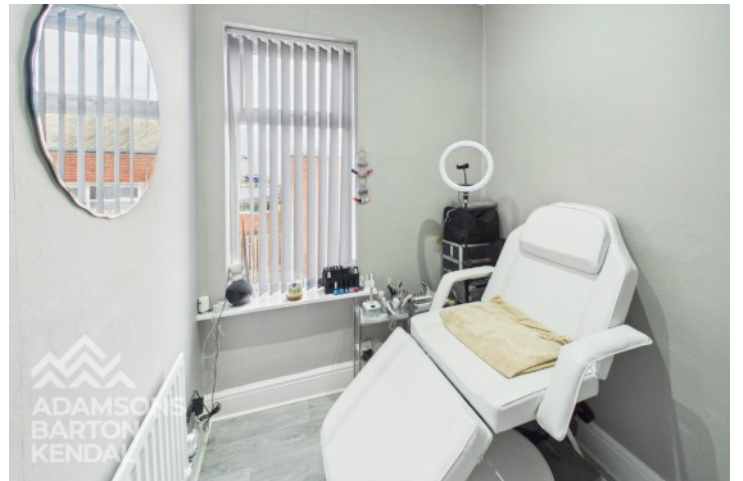
Externally, the property benefits from ample on-street parking. There is also a useful cellar, currently used for storage, which offers excellent potential to be converted into further living space.

To the rear, the garden has recently undergone renovations, featuring stylish bamboo fencing and low-maintenance artificial grass. Additional highlights include external electric sources and solar-panelled lighting, creating a perfect setting for summer evenings and family entertaining. A storage shed is also included.

There is further potential to extend to the side, subject to the necessary planning permissions.

The property is ideally located close to a range of local amenities, including swimming baths, nurseries, and well-regarded schools. It also offers convenient access to motorway links and is just a short drive from Rochdale town centre.

Early viewing is highly recommended to fully appreciate the size, presentation, and versatility of this exceptional home.





**Additional Information**

Council Tax Band - A  
 Energy Performance Cert - TBC  
 Tenure - Leasehold



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