







Heywood Road, Castleton, Rochdale OL11

- FREEHOLD
- WELL BUILT OUTBUILDING WITH WC
- OFF ROAD FOR AMPLE VEHICLES
- EPC RATED C
- CLOSE TO LOCAL TRANSPORT LINKS
- RENT CHARGE OF £14.50 PA
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND B
- POPULAR LOCATION
- VIEWING RECOMMENDED

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Asking Price £225,000

Located on the charming Heywood Road in Castleton, Rochdale, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for a growing family or those looking to establish their own sanctuary.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The property boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. One of the standout features of this home is the generous off-road parking, which accommodates multiple vehicles.

Additionally, the property includes a well-built outbuilding, ideal for those who work from home or require extra storage space. This versatile area also contains a convenient WC, enhancing its functionality and appeal.

Situated close to excellent transport links, residents will enjoy easy access to local amenities and the wider region, making commuting a breeze.

Tenure: Freehold
Rent charge: £14PA
Council tax band: B
EPC Rated: C











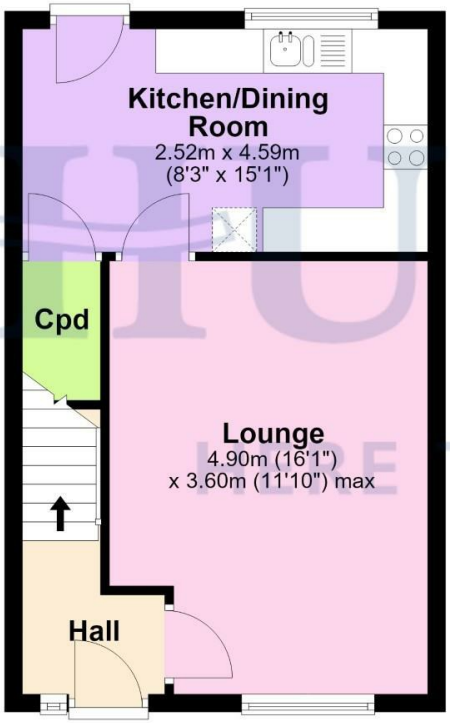
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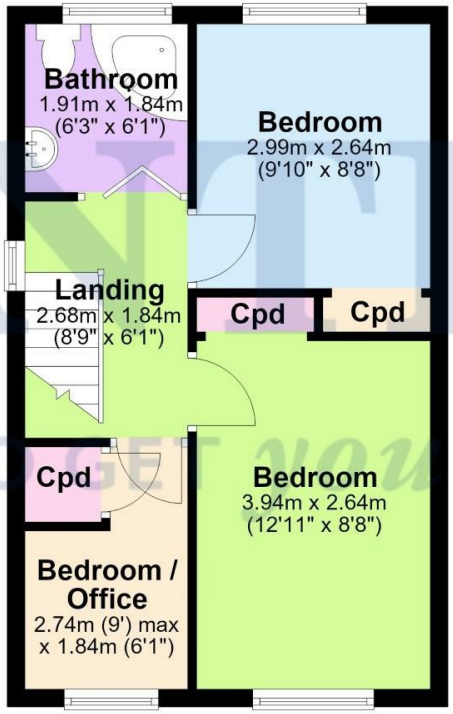

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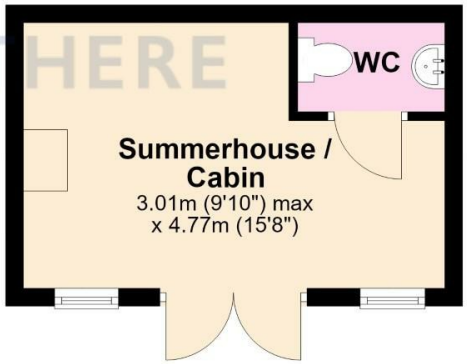
Ground Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



Outbuilding
Approx. 14.3 sq. metres (154.2 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)

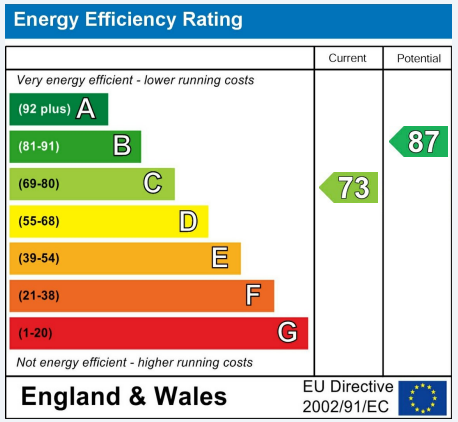
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

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.

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

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