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1175 Manchester Road, Castleton



- IMPOSING FOUR BED DETACHED CHARACTER RESIDENCE WITH LARGE CELLARS
 - Two Spacious Reception Rooms / Dining Kitchen / Down-Stair W.C And Pantry
 - FOUR First Floor Bedrooms And Spacious FIVE Piece Bathroom
- Long Driveway / Private Mature Lawned Gardens And Patios / Large Detached Garage
 - In Need Of Upgrading And Modernisation
 - Excellent Opportunity For Magnificent Family Home

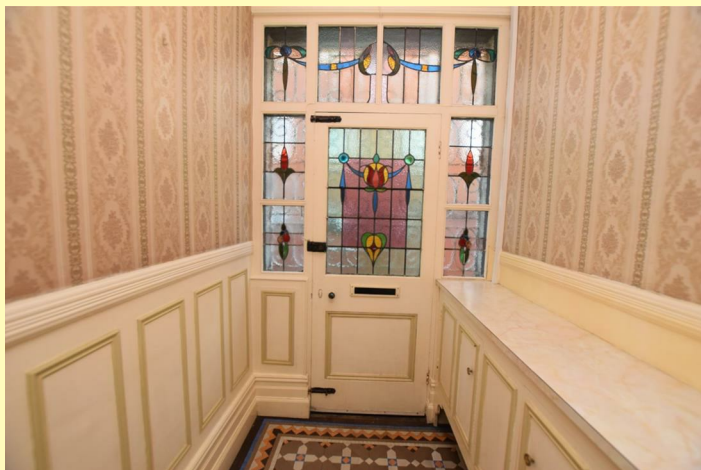
£525,000

FOUR BED DETACHED CHARACTER RESIDENCE WITH CELLARS constructed circa 1930s. This imposing residence is set back from the road via a long driveway and set within large mature gardens. Currently in need of upgrading and modernisation affording excellent potential to create a magnificent family home. Briefly comprising of gas central heating, double glazed windows, enclosed porch, large hallway with access to a down-stair W.C, two spacious reception rooms and a dining kitchen with access to the cellars and a large pantry with external access. The first floor affords a landing with ample storage, four bedrooms and a very spacious four-piece bathroom. Externally to the front is a long tarmac driveway leading to a mature lawned front garden with borders which continues to the rear providing access to the detached garage and a private lawned garden and patio bound by established hedges. Situated in the Castleton area of Rochdale convenient for transport links to Rochdale and Manchester, local shops, schools and leisure facilities and ideal for the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch with part panelled walls, fixed cupboards, tile flooring, feature stain glass windows and coved ceiling. Access to



HALLWAY

Imposing hallway with picture rail, coved ceiling, carpet flooring, feature double archway, radiator and staircase rising to the first floor.



W.C

Down-stair W.C with vanity wash-basin, fully tiled walls, stain glass window and carpet flooring.

RECEPTION ONE

6.13m x 4.42m (20'1" x 14'6")

Front aspect with large bay window, electric fire set within feature stone surround, picture rail, coved ceiling, carpet flooring and radiator. Double doors provide external access to the side.



RECEPTION TWO

5.88m x 4.41m (19'3" x 14'5")

Front aspect with large bay window, electric fire set within feature surround, carpet flooring, picture rail, coved ceiling and radiator.

DINING KITCHEN

5.58m x 3.48m (18'3" x 11'5")

Large "L" shaped dining kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, laminate wooden flooring and radiator. Access to cellars and access to pantry.



PANTRY

2.48m x 1.60m (8'1" x 5'2")

Useful pantry to the rear aspect housing boiler and generous storage. External access.

FIRST FLOOR

LANDING

Characterful staircase with half landing, feature stain glass

window and radiator which leads to a spacious first floor landing with generous storage and access to bedrooms and bathroom.



BEDROOM 1

5.23m x 4.45m (17'1" x 14'7")

Front aspect with large bay window, fitted wardrobes, carpet flooring and radiator.

BEDROOM 2

5.18m x 4.45m (16'11" x 14'7")

Front aspect with large bay window, fitted wardrobes, carpet flooring and radiator.

BEDROOM 3

3.08m x 2.68m (10'1" x 8'9")

Rear aspect with fitted wardrobes, laminate flooring and radiator.

BEDROOM 4

3.69m x 3.32m (12'1" x 10'10")

Rear aspect with carpet flooring and radiator.

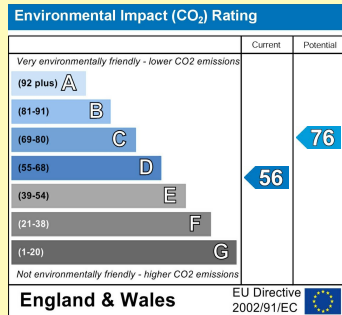
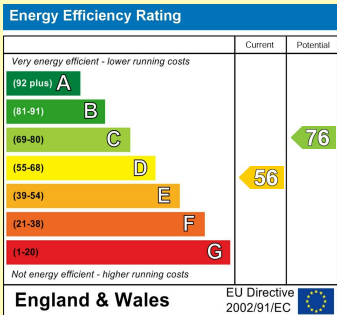
BATHROOM

FIVE-piece bathroom comprising of tiled shower cubicle, deep fill, claw foot bath, bidet, vanity wash-basin and low-level W.C. Part wood panel and part tiled walls, laminate flooring and radiator.



OUTSIDE

Externally to the front is a long tarmacadam driveway leading to a mature lawned front garden with borders which continues to the rear providing access to the detached garage and a private lawned garden and patio bound by established hedges.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1910 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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