



1096

Manchester Road

Castleton Rochdale OL11 2XJ

£89,995

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- END TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- SUN ROOM TO REAR
- PRIVATE YARD TO REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS



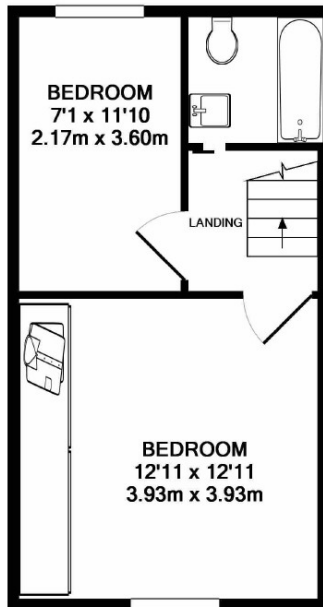


Delightful 2 BEDROOMED END TERRACED HOUSE, situated in the HEART OF CASTLETON CENTRE close to all local amenities and with EXCELLENT ACCESS to the M62 MOTORWAY NETWORK. The property has the benefit of GAS CENTRAL HEATING, DOUBLE GLAZING and offers 2 DOUBLE BEDROOMS.

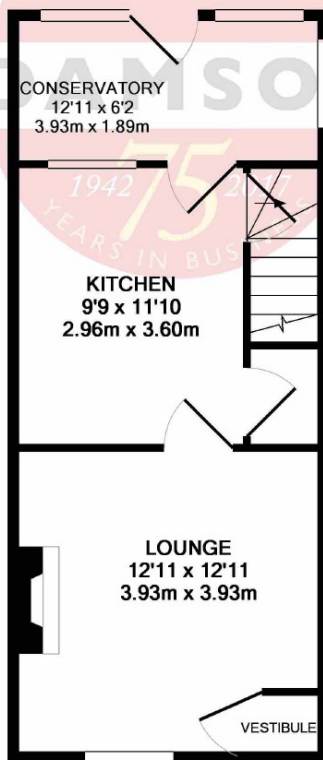
The property comprises an entrance vestibule leading to the LOUNGE with fitted fire place. The KITCHEN is fully fitted with a comprehensive range of fitted wall and base units, 1 1/2 bowl inset sink unit, 4 ring gas hob with extractor fan over and built under oven. There is a cupboard under the stairs for storage. To the rear is a SUN ROOM which gives access to the rear yard. FIRST FLOOR the LANDING gives access to TWO DOUBLE BEDROOMS, the master with fitted robes. BATHROOM/W.C COMBINED comprises a 3 piece suite with shower over the bath and part tiled walls. OUTSIDE the property has a paved private yard with a gate offering maximum privacy.

We understand the property to be FREEHOLD (to be confirmed by solicitors). ALL MAINS SERVICES ARE CONNECTED and the property is heated via GAS CENTRAL HEATING. COUNCIL TAX BAND 'A' EPC RATING 'E'.





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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