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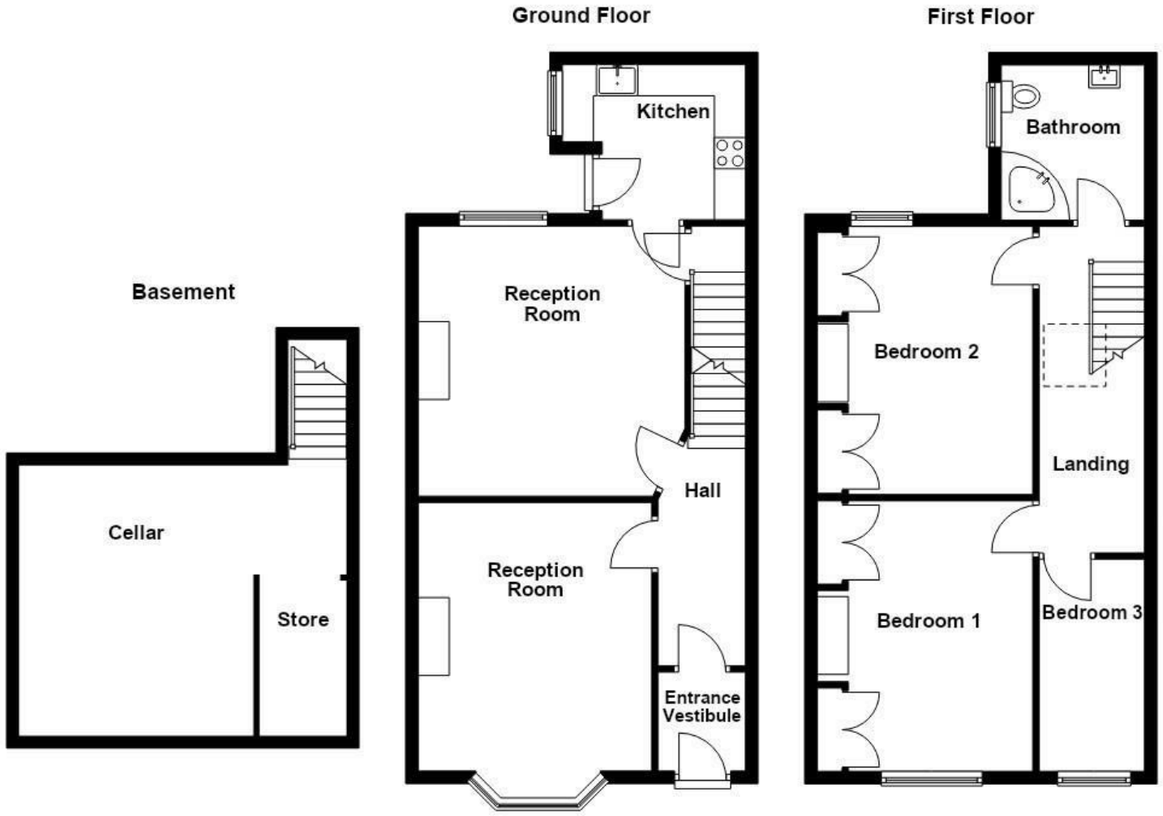










Castle Avenue, Rochdale, OL11 4JJ

£220,000

AN ENVIABLE END TERRACED PROPERTY

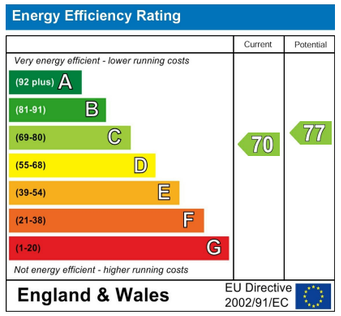
Nestled on the charming Castle Avenue in Rochdale, this delightful end-terrace house offers a perfect blend of modern living and classic character. Built in 1900, the property has been thoughtfully updated to feature contemporary interiors while retaining its original charm. Spanning an impressive 1,410 square feet, this home boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The property comprises three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable guest room. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the large basement, which presents a wealth of possibilities for additional storage or even a creative space tailored to your needs.

Outside, the low-maintenance garden offers a serene retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, parking at the rear of the property adds to the convenience of this lovely home.

Importantly, this property comes with planning permission to improve the home further, allowing you to tailor it to your personal taste and requirements. Whether you are a first-time buyer or looking to invest in a family home, this residence on Castle Avenue is a wonderful opportunity not to be missed.

Some images have been staged using AI software, to enhance the potential.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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£220,000

3 1 2 C

- An Enviable End Terraced Property
- Three Bedrooms
- Fully Updated And Modern Throughout
- Stylish Interiors
- Perfect Family Home
- Sought After Location
- Off Road Parking
- EPC Rating C
- Council Tax Band B
- Tenure Leasehold

Ground Floor

Entrance
UPVC double glazed door to the entrance vestibule

Entrance Vestibule
5'3 x 4'7 (1.60m x 1.40m)
Marble tiled flooring, door leading to the hall.

Hall
12'4 x 4'7 (3.76m x 1.40m)
Central heating radiator, coving, tiled flooring, smoke alarm, doors leading to two reception rooms, staircase to the first floor.

Reception Room One
14'2 x 12'4 (4.32m x 3.76m)
UPVC double glazed bay window, central heating radiator, coving, television point.

Reception Room Two
14'4 x 14'3 (4.37m x 4.34m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, television point, doors leading to a staircase to the lower ground floor.

Kitchen
9'8 x 8'2 (2.95m x 2.49m)
UPVC double glazed window, central heating radiator, a range of high glossed wall and base units, Quartz surface, acrylic splash backs, inset stainless steel sink with mixer tap, integrated electric oven with a gas hob, integrated fridge freezer, plumbing for a washing machine, spotlights, laminate flooring, door leading to the rear.

Lower Ground Floor

Cellar
17'3 x 14'3 (5.26m x 4.34m)
UPVC double glazed window, space for a fridge freezer, plumbing for a washing machine.

First Floor

Landing
17'1 x 5'3 (5.21m x 1.60m)
Velux window, doors leading to the three bedrooms and bathroom.

Bedroom One
14'3 x 11'4 (4.34m x 3.45m)
UPVC double glazed window, central heating radiator.

Bedroom Two
14'3 x 11'4 (4.34m x 3.45m)
UPVC double glazed window, central heating radiator.

Bedroom Three
11'3 x 6 (3.43m x 1.83m)
UPVC double glazed window.

Bathroom
7'9 x 7'3 (2.36m x 2.21m)
UPVC double glazed frosted window, heated towel rai, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, corner panelled bath with mixer taps and electric feed shower, tiled elevations, spotlights, extractor fan, spotlights, tiled flooring.

External

Rear
Paved patio area, garden has been lowered for car access with PVC double gates.










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