



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Castlemere Street, Rochdale, OL11 3SW

Offers Over £325,000

EXCEPTIONAL FOUR BEDROOM FAMILY HOME WITH WRAPAROUND EXTENSION AND SOLAR PANELS

Situated on Castlemere Street in Rochdale, this exceptional end-terraced house presents a remarkable opportunity for families and individuals alike. Recently updated and extended, the property boasts a wealth of indoor space, enhanced by modern fixtures and a tasteful neutral décor that invites personalisation.

Upon entering, you are greeted by an impressive open-plan kitchen, dining, and living area, perfect for both entertaining and everyday family life. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere. The property features four generously sized double bedrooms, providing ample accommodation for family members or guests. Notably, the second bedroom includes a unique mezzanine, adding an element of charm and versatility.

With two bathrooms, this home caters to the needs of a busy household, ensuring convenience and comfort for all. The outdoor space is equally appealing, offering a fantastic garden area that is ideal for children to play or for hosting summer gatherings.

Located in a highly sought-after area, this property is conveniently close to local schools, bus routes, and essential amenities. Additionally, major motorway and transport links are easily accessible, making commuting a breeze.

Castlemere Street, Rochdale, OL11 3SW

Offers Over £325,000



- Tenure Freehold
- Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Four Generously Sized Bedrooms
- Ideal Family Home
- EPC Rating A
- Open Plan Living
- Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted leaded door to porch.

Porch

6'3 x 1'11 (1.91m x 0.58m)

UPVC double glazed frosted window, PVC panel elevation, composite double glazed frosted door to hall.

Hall

15'8 x 7'2 (4.78m x 2.18m)

UPVC double glazed window with integrated shutters, upright chrome central heating radiator, designer wall tiled elevation and LED lighting, spotlights, tiled floor, oak single glazed double doors to reception room and oak single glazed door to bedroom four.

Reception Room One

15'8 x 14'2 (4.78m x 4.32m)

Under floor heating, chrome upright central heating radiator, spotlights, designer wall tiled elevation, two feature wall lights, television point, under stairs storage, herringbone tiled floor with wet and electric under floor heating system and open to kitchen/dining area.

Kitchen/Dining Area

25'10 x 12'8 (7.87m x 3.86m)

UPVC double glazed window, herringbone tiles over super insulated Ditva subfloor with wet and electric under floor heating system, three Velux windows, range of Wren two-tone grey wall and base units with gold trim finish, granite effect work surfaces, stainless steel sink and drainer with high spout mixer tap, central island with integrated three door range cooker with five ring gas hob and hidden low profile extractor duct system, integrated fridge freezer and dishwasher, plumbed for washing machine, large breakfast bar, designer droplights suspended from sloping ceiling extension spotlights, tiled floor, oak single glazed door to bedroom four, aluminium double glazed bi fold doors to east facing rear garden, composite double glazed frosted door to rear.

Bedroom Four/Home Office/Games Room

18'5 x 9'1 (5.61m x 2.77m)

UPVC double glazed window, central heating radiator and spotlights.

First Floor

Loft

Fully boarded and Velux window.

Landing

13'3 x 5'8 (4.04m x 1.73m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

18'5 x 12'3 (5.61m x 3.73m)

UPVC double glazed window, central heating radiator, fitted wardrobes, loft access, spotlights and single glazed frosted door to en suite.

En Suite

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed frosted window, dual flush WC, floating vanity top wash basin with waterfall mixer tap and wood effect lino flooring.

Bedroom Two

15'8 x 12'2 (4.78m x 3.71m)

Two UPVC double glazed windows with circular feature window, access to loft two central heating radiator and mezzanine floor.

Bedroom Three

15'8 x 9' (4.78m x 2.74m)

Two UPVC double glazed windows, central heating radiator, Howdens fitted wardrobes and drawers, over stairs storage.

Bathroom

8'1 x 7' (2.46m x 2.13m)

Wall mounted dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with overhead direct feed rainfall shower, rinse head and waterfall mixer tap, LED illuminated mirror, tiled elevation and recessed shelving, PVC to ceiling, spotlights, extractor fan, LED mirror and tiled effect vinyl flooring.

External

Rear

Laid to lawn garden, artificial lawn, paved patio with outdoor wood burner, mature fruit trees, storage area, double external power supply, PIR wall lights and solar panels installed, (sunken 10ft in-ground trampoline).

Front

Central circular pattern paved drive, external power socket, south facing front and solar panels installed.

