

Kingsland Road
Castleton OL11 3HQ



A WONDERFULLY PRESENTED, EXTENDED 3 BED MID TERRACED
PROPERTY WITH TWO RECEPTION ROOMS, SITUATED IN A
HIGHLY SOUGHT AFTER LOCATION



This desirable three bedroom mid terraced property is situated in the highly sought after location of Castleton. The property benefits from UPVC double glazing throughout and a gas fired central heating system. To the ground floor there is a main lounge area with feature fireplace, a large second reception room and an extended kitchen with access to the rear garden. The first floor comprises a spacious master bedroom, a second and third double bedroom with a modern family bathroom. Externally, there is on street parking available and a good sized rear garden with raised decking area and paved patio.

VIEWING STRONGLY RECOMMENDED

ASKING PRICE £139,950

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

LOUNGE – 4.0 x 4.0 metres (13'1" x 13'1")

A spacious, modern lounge area with feature fireplace with electric fire, laminate flooring, spot lights to ceiling

SECOND RECEPTION ROOM/DINING ROOM – 4.4 x 4.0 metres (14'5" x 13'1")

A large second reception room which could be utilised as a second lounge or dining area with neutral décor throughout and access into the kitchen.

KITCHEN – 3.5 x 2.2 metres (11'5" x 7'2")

An extended fitted kitchen comprising a range of modern fitted wall and base units with complementary work surfaces, integrated oven, hob and extractor fan, part tiled walls, plumbing for washing machine and access out into the rear garden.

First Floor

LANDING

MASTER BEDROOM – 3.4 x 4.0 metres (11'1" x 13'1")

A large master bedroom enjoying a wonderful open aspect to the front of the property

SECOND BEDROOM – 3.2 x 2.4 metres (10'6" x 7'10")

A second double bedroom with views over the rear garden.

BEDROOM THREE – 3.3 x 2.4 metres (10'9" x 7'10")

A third double bedroom.

BATHROOM – 3.2 x 2.1 metres (10'6" x 6'10")

A family bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc - matching suite in white, tiled walls and floor

Externally

The property benefits from a small front yard and a good sized rear garden with



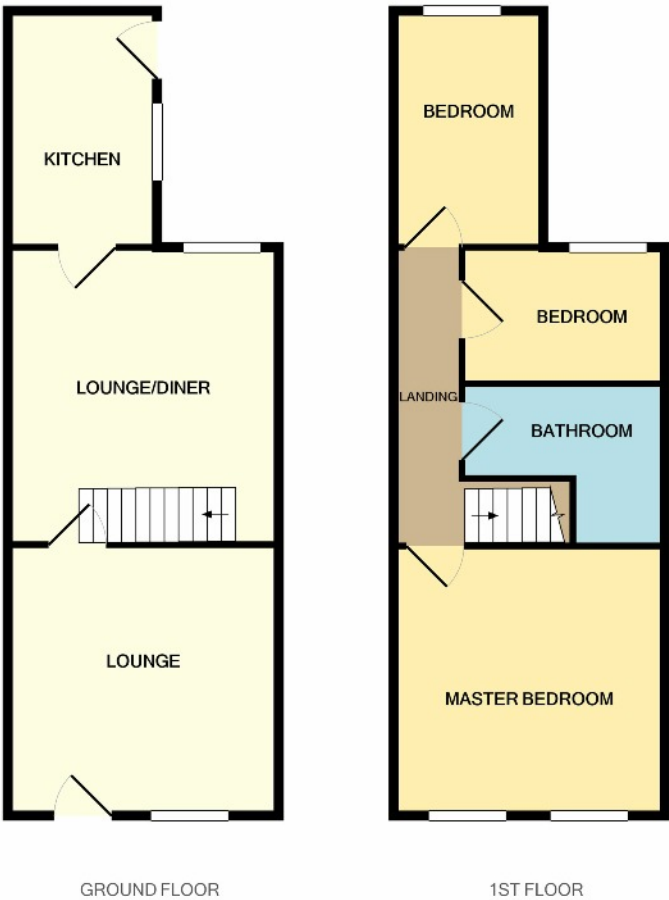
Council Tax Band

We are advised that the property is assessed in Council Tax Band A

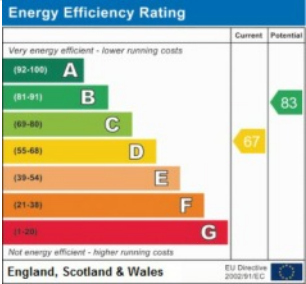
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

Location

The property is situated in the popular residential area of Castleton, convenient for all the usual local amenities with Springfield Park nearby.



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
Made with Metropix ©2021



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification