



20 Royle Road

Castleton | OL11 3ET

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Overview

- Semi-Detached House
- Three Bedrooms
- Fitted Dining Kitchen
- Bay Fronted
- Convenient Location
- South-West Facing Rear Garden
- Potential To Extend
- Walking Distance Of Local Train Station
- No Chain
- Ideal For Young Families



Three Bedroom Semi-Detached House Situated In A Convenient Location

Situated in a popular yet convenient location, this semi-detached house is within walking distance of good local primary & secondary schools yet also on the doorstep of Castleton train station (20 minute journey into Manchester City Centre). The home also has easy access to Rochdale & Heywood town centres, in addition to the motorway network being less than a five-minute drive away.



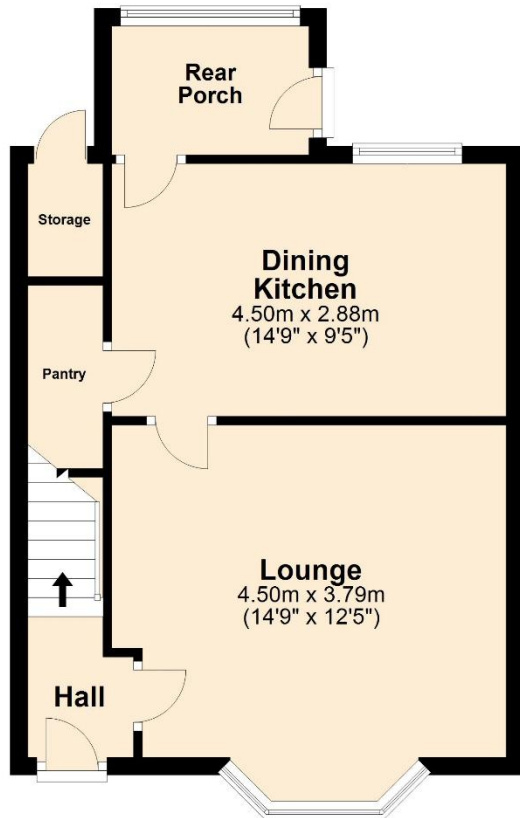
Internally, the property offers ideal family living accommodation comprising of an entrance hall, lounge, fitted dining kitchen, three bedrooms and a wet room. The property also benefits from having gas central heating and upvc double glazing throughout.



The family home boasts an artificial lawn at the front and long driveway to the side. To the rear, a low-maintenance South-West facing rear garden split over two/three levels. There is the potential to extend to the rear and side, subject to planning. The property is Freehold!

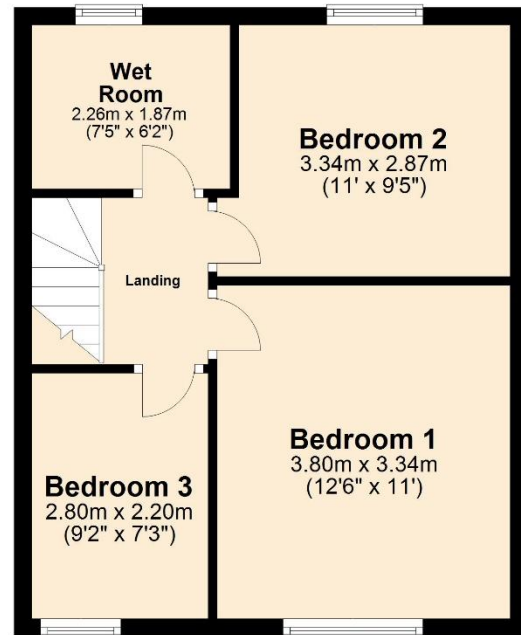
Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".