



773 Manchester Road

Castleton | OL11 3AH



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Overview

- Extended Mid-Terraced Property
- Commercial Dwelling
- Shop Fronted
- Requires Updating
- Two Double Bedrooms
- Two Reception Rooms / Offices
- Shower Room & Separate WC
- Yard To The Rear
- Extremely Popular Location
- Electric Roller Shutter
- No Onward Chain



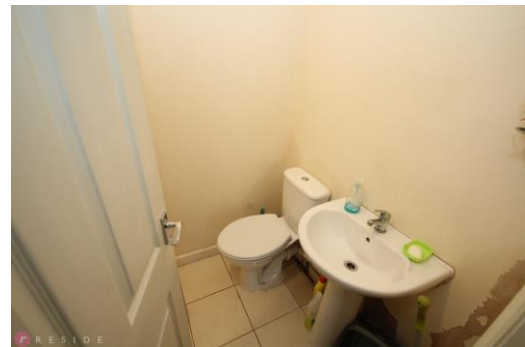
Extended Mid-Terraced Commercial Property With Two Bedrooms Above Located In A Popular Location

Situated on the doorstep of excellent local amenities including Castleton train station. Conveniently located within a short journey of Rochdale town centre and the motorway network.



The commercial property offers fantastic potential for any investor whilst briefly comprising of two reception rooms / offices, a fitted kitchen, separate wc, two double bedrooms and a three-piece shower room.

The property benefits from having gas central heating and upvc double glazing throughout.

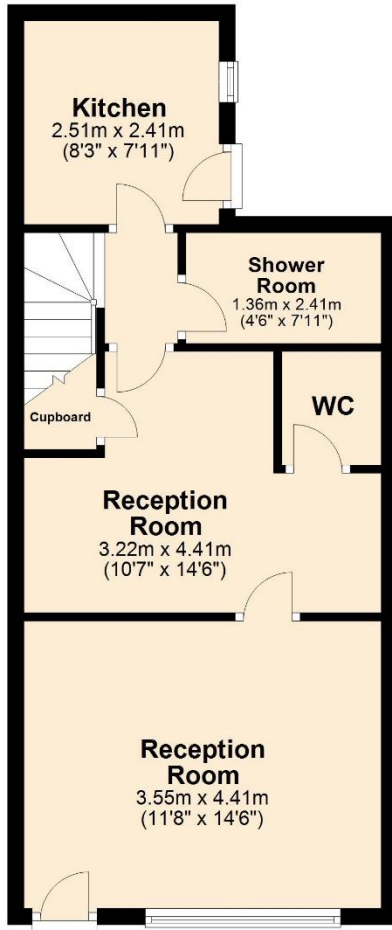


On the front, the secure property has an electric roller shutter whilst a small yard is used at the rear.

The property is Freehold!

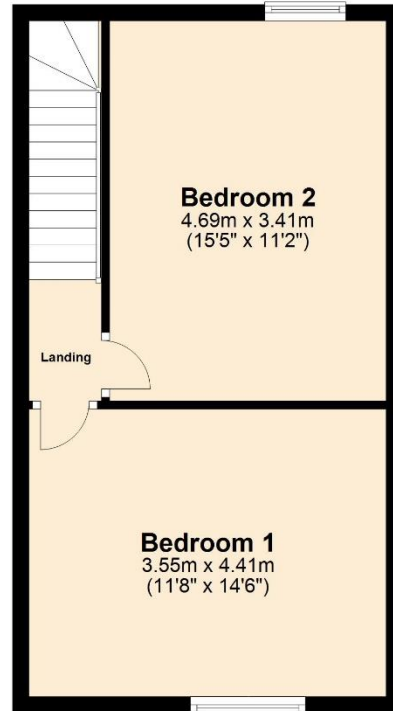
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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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".