



6 Sydney Barnes Close
Castleton | OL11 3DA

£225,000



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Overview

- Semi-Detached House
- Four Bedrooms
- Lounge / Dining Area
- Fitted Kitchen With Appliances
- Family Bathroom
- Set Over Three Levels
- Double Driveway To Front
- South-West Facing Garden
- Versatile Outdoor Storage Unit
- Extremely Popular Development
- Superb Family Home



Four Bedroom Semi-Detached House Situated On A Popular Development

Conveniently located 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 family home is set over three levels with accommodation comprising of an entrance hall, downstairs wc, lounge / dining area, fitted kitchen, four bedrooms and a family bathroom.

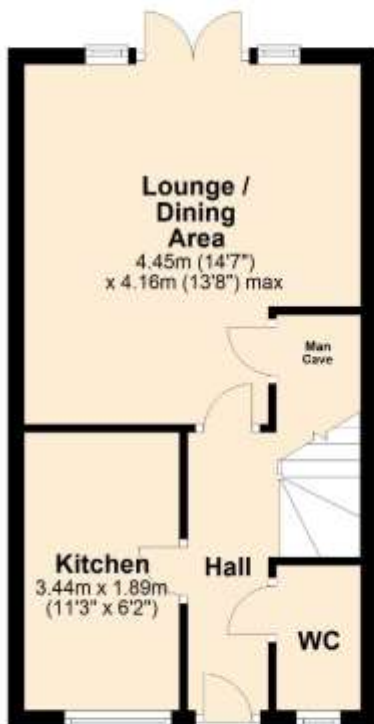
The property also benefits from having gas central heating and upvc double glazing throughout.



Double driveway to front. South-West facing garden at the rear with a patio, artificial lawn and a versatile outdoor storage unit with power that could easily be converted into a home gym or office!

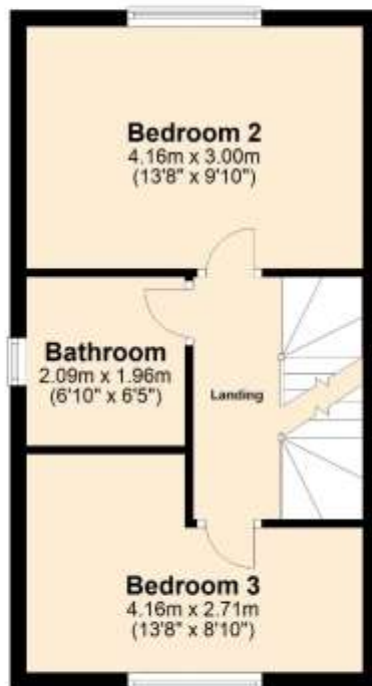
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 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".