



 RESIDE

18 Westbrook Close | Castleton | Rochdale OL11 2XY

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Castleton | OL11 2XY

Introducing this spacious four-bedroom detached family home occupying a corner plot nestled at the head of a highly sought-after development, boasting not only a large driveway, detached double garage and landscaped gardens but also ample potential for expansion.

Entering the residence, you're immediately struck by the seamless fusion of modern design and functionality. The spacious living areas include a lounge and dining room that are adorned with tasteful finishes, creating an inviting ambiance throughout. Large windows bathe the interiors in natural light.

The heart of the home lies within the expansive kitchen, equipped with state-of-the-art appliances, sleek countertops, and ample storage space. Adjoining the kitchen is a utility room, providing everyday functionality to the family home.

Completing the ground floor a versatile space awaits, providing flexibility to suit your lifestyle needs. Currently used as a home office and study, the room can also be used as a guest room, or hobby space, this area offers endless possibilities.

Upstairs, the property features four generously sized bedrooms, each offering a tranquil retreat for rest and rejuvenation. The main bedroom boasts fitted wardrobes and en-suite shower

room. The remaining bedrooms are served by an ample sized family bathroom.

Externally, the property is enhanced by its meticulously landscaped gardens, offering a picturesque setting for outdoor leisure and al-fresco dining. A large double garage with power, water and additional storage along with the driveway provide ample parking space for multiple vehicles, catering to the needs of modern-day living.

Furthermore, the property presents an exciting opportunity for expansion, with ample scope to extend or customise according to your preferences, making it an ideal investment for those looking to create their dream home.

In summary, this four-bedroom detached family home, offers a harmonious blend of comfort, and the potential for future growth. Don't miss the chance to make this fabulous property your forever home!



RESIDE



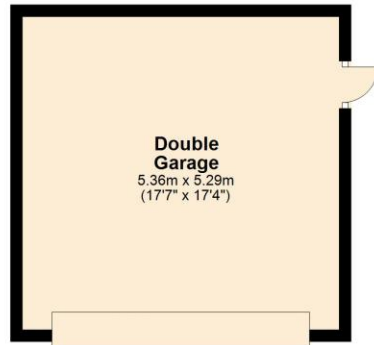


To view this property call Reside on **01706 356633**



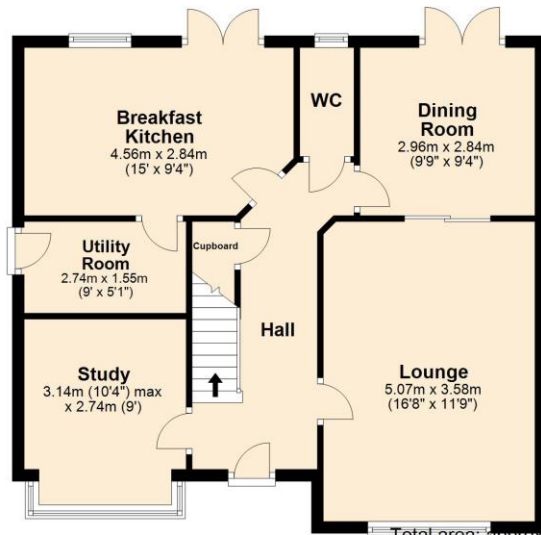
Outbuildings

Approx. 28.4 sq. metres (305.3 sq. feet)



Ground Floor

Approx. 65.4 sq. metres (704.2 sq. feet)

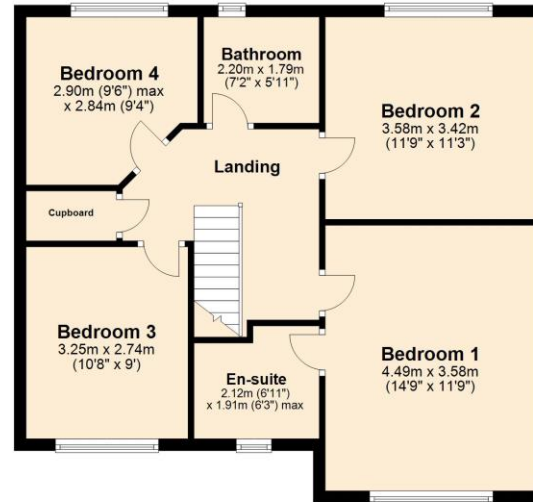


Total area: approx. 158.5 sq. metres (1706.4 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

"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".