



Alder Road, Castleton, Rochdale OL11

- FREEHOLD
- DRIVEWAY FOR MULTIPLE CARS
- WELL MAINTAINED REAR GARDEN
- EASILY MAINTAINED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- EXTENDED
- READY TO MOVE INTO
- OPEN PLAN KITCHEN/DINING ROOM
- DECEPTIVELY SPACIOUS
- EPC RATING - D

Offers In Excess Of £200,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to bring to market this beautifully extended and immaculately presented three bedroom mid terrace property, occupying a generous plot within a popular and well established residential area, this property is an ideal opportunity for families and first time buyers alike.

Internally, the accommodation is both spacious and modern, the ground floor comprises a welcoming entrance hallway, a bright and well proportioned lounge, and a second versatile reception room ideal for dining or use as a family sitting room. To the rear, the extended kitchen/breakfast room features a contemporary fitted kitchen with ample storage and workspace, creating a superb open plan living space for everyday use and entertaining. To the first floor, there are two generous double bedrooms, a further good size single bedroom and a modern family bathroom.

Externally, the property boasts a substantial stone driveway providing off road parking for multiple vehicles. The rear garden is the perfect size for a family and offers a paved patio, low maintenance artificial lawn, external water supply and secure fenced boundaries, ideal for families to enjoy in the summer months.

Offering excellent access to a range of local amenities, including Castleton Train Station, shops, highly regarded schools, and public transport links.

This is a superb opportunity to acquire a spacious, ready to move into home in a sought after location.

Internal viewing is highly recommended to fully appreciate the size, quality, and setting of the property.

Tenure: Freehold
EPC Rating: D
Council Tax Band: A





Ground Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.6 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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