



Ark Royal Avenue, Rochdale OL11

- BUILT IN 2017
- IDEAL FOR GROWING FAMILIES
- EN-SUITE TO MASTER BEDROOM
- WELL PRESENTED REAR GARDEN
 - READY TO MOVE INTO
- IMMACULATELY PRESENTED THROUGHOUT
 - OFF ROAD PARKING
 - THREE GOOD SIZED BEDROOMS
 - DOWNSTAIRS WC
 - EPC RATING - C

Asking Price £240,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to offer this beautifully maintained, original build three bedroom end townhouse on Ark Royal Avenue in Castleton, Rochdale. Built in 2017, this modern family home is situated within a desirable residential development in Castleton, Rochdale. Ideal for first time buyers, growing families, or anyone seeking a move in ready property with contemporary finishes, it provides approximately 814 sq. ft of thoughtfully laid out living space.

Upon entering, you are welcomed by a bright and inviting hallway, featuring a convenient downstairs WC and useful storage cupboard. The kitchen is both well appointed and cosy, designed as a practical kitchen/breakfast room with a dedicated seating area, ideal for casual dining. Adjacent to this, the open plan lounge and dining area offers a spacious, airy environment perfect for relaxing or entertaining. French doors lead directly to the rear garden, flooding the room with natural light and creating a seamless flow between indoor and outdoor living.

The three generously sized bedrooms provide bright, perfectly suited for a growing family. The master bedroom enjoys the benefit of a private en-suite bathroom. Completing the accommodation is a stylish family bathroom featuring a WC, hand wash basin and a separate bath.

Outside, the landscaped rear garden is a standout feature. Designed for low maintenance, it boasts a raised decking area with a pergola and comfortable seating, perfect for hosting in warmer months. The artificial lawn, neat planters and outdoor storage shed enhance the functionality of the space. Additionally, the property benefits from allocated parking conveniently located to the side.

Located in the heart of Castleton, this home benefits from a peaceful, family friendly neighbourhood while remaining well connected. Local amenities including shops, cafes and schools are within easy reach, making day to day life convenient. Transport links are excellent, with nearby train stations and bus routes providing straightforward access to Rochdale town centre and Manchester city centre, ideal for commuters.

This exceptional property offers a superb combination of modern living and location convenience and is not to be missed. Contact Hunters today to arrange your viewing.

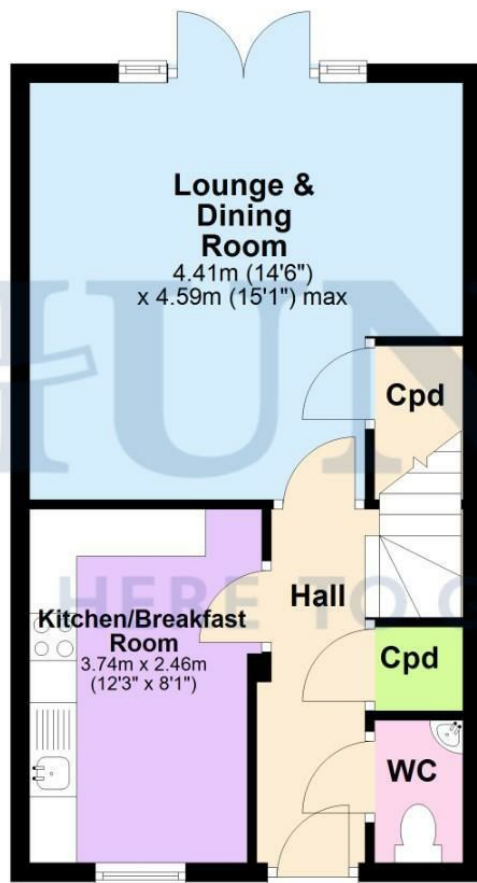
Tenure: Leasehold - 142 years remaining
Ground Rent: £250.00 per annum
Estate Management Fee: £10.00 per month
EPC Rating: C
Council Tax Band: B





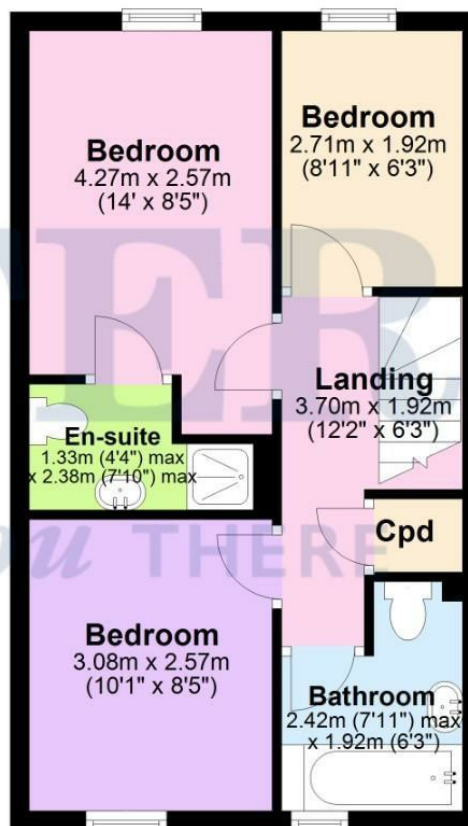
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 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.

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 | | 93 |
| (81-91) B | | |
| (69-80) C | 80 | |
| (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

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.



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