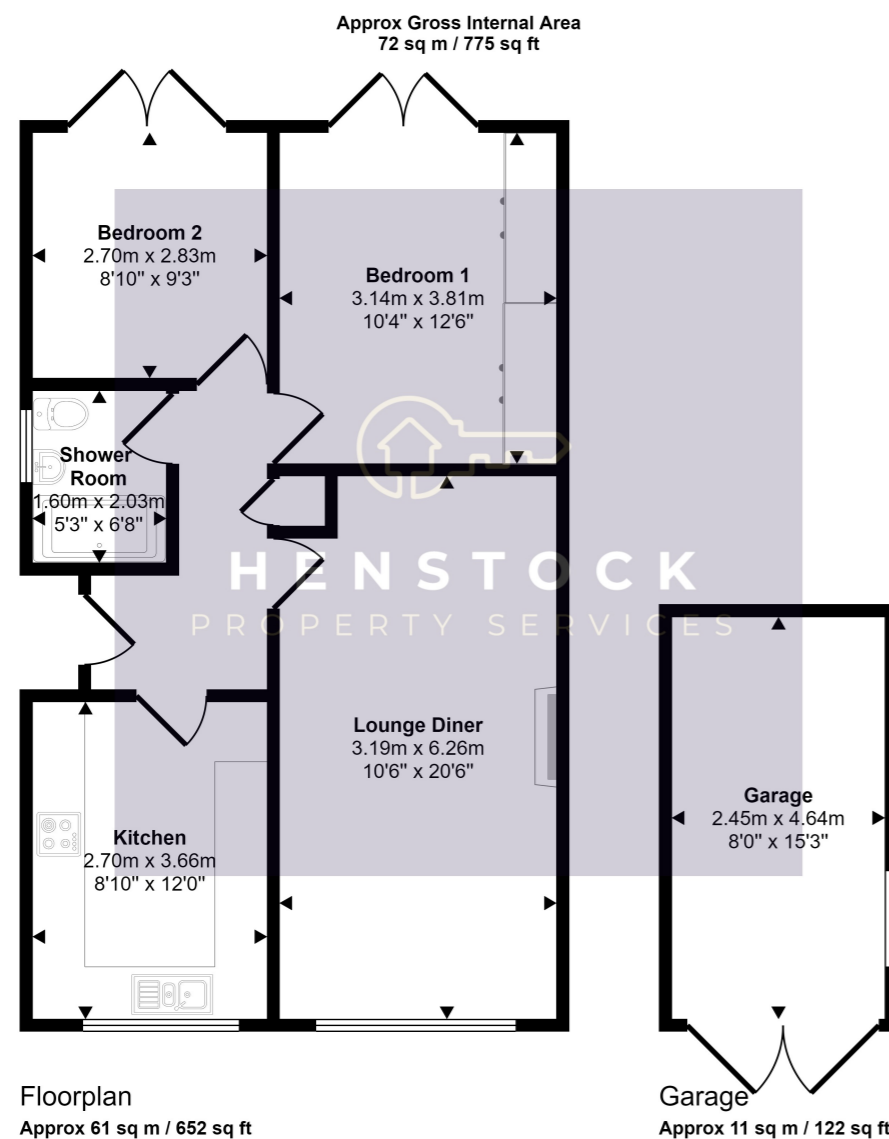




**HENSTOCK**  
PROPERTY SERVICES



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 63 Fairway, Rochdale, Lancashire OL11 3BZ

- 2 BEDROOM TRUE BUNGALOW
- MODERN REAR GARDEN
- LARGE LIVING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING TO FRONT
- FREEHOLD!

**Offers In The Region Of £200,000**

**Entrance**

Hallway

**Lounge / Diner**

3.19m x 6.26m (10' 6" x 20' 6")

**Kitchen**

2.70m x 3.66m (8' 10" x 12' 0")

**Bedroom 1****Bedroom 2**

2.70m x 2.83m (8' 10" x 9' 3")

**Shower Room**

1.60m x 2.03m (5' 3" x 6' 8")

**Exterior**

Front: Garden to front with off road parking leading to the side.

Rear: Modern rear garden with sleepers, resin and raised areas.

**Garage**

2.45m x 4.64m (8' 0" x 15' 3")

**PROPERTY DESCRIPTION**

Henstock Property Services are pleased to market this well presented 2 bedroomed semi-detached true bungalow located on the highly sought after Fairway development in Castleton. The living accommodation briefly comprises; entrance into hallway, large lounge / diner, modern fitted kitchen, 2 bedrooms and a main family bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows throughout, driveway to front with detached garage to side and a modern and private garden to rear. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

Tenure: Freehold

Council Tax Band: B

