



11 Hollowsfarm Avenue  
Shawclough | OL12 6LY

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## Overview

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Family Bathroom & En-Suite
- Study / Guest Bedroom
- Long Driveway To Side
- Ample Off-Road Parking
- Landscaped Rear Garden
- Woodland Aspect To Rear
- Ideal Family Home
- Sought-After Development



## Three Bedroom Detached Family Home With Pleasant Aspect To Rear

Situated on an extremely popular residential development, this detached family home offers delightful views at the rear whilst also located on the doorstep of the Healey Dell Nature Reserve and excellent local amenities including schools, pubs and restaurants whilst having easy access into Rochdale town centre and the motorway network.





Internally, the very well-maintained property offers ideal and versatile family living accommodation comprising of an entrance porch, hall, downstairs wc, two reception rooms, breakfast kitchen with utility room, conservatory, three bedrooms, modern en-suite, a study/guest bedroom and three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

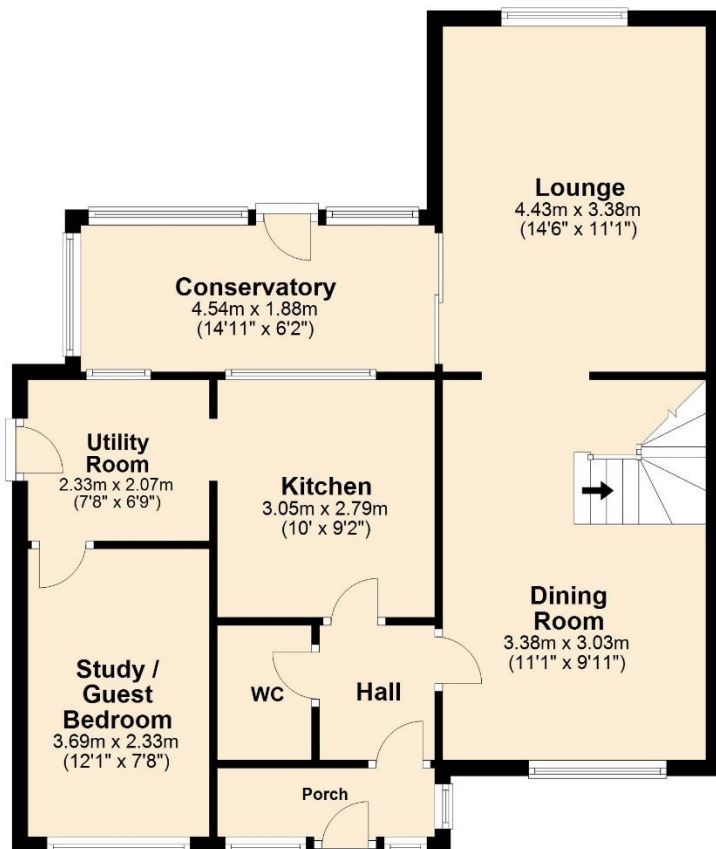


Tucked away within a quiet cul-de-sac, the ideal family home boasts a large driveway at the front offering ample off-road parking. At the rear, the property is not overlooked and offers views over a pleasant woodland aspect. The scenic views can be enjoyed from the decking area, whilst any keen gardener has a pick of many raised beds that situate below.

The property is freehold!

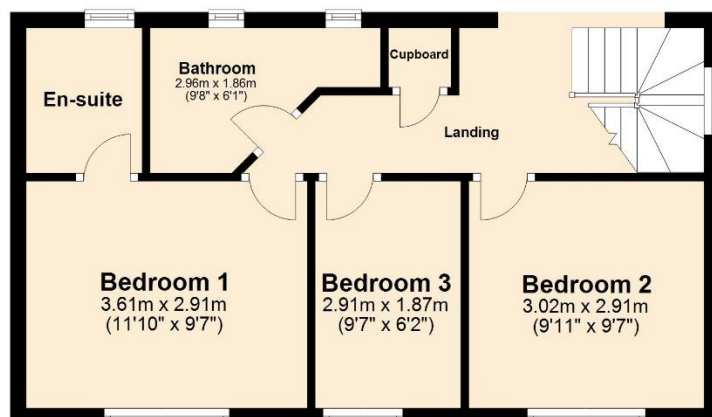
## Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)

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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".