



4 Bowlers Walk

Shawclough | OL12 6EN

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Overview

- Detached True Bungalow
- Two Bedrooms
- Fitted Kitchen
- Superb Conservatory
- Three-Piece Shower Room
- Large Lounge
- Ample Off-Road Parking
- Detached Single Garage
- Low Maintenance Gardens
- Close To Local Amenities
- No Chain



Two Bedroom Detached True Bungalow In A Popular Location

Situated on a quiet cul-de-sac within a highly sought-after development, this detached true bungalow is conveniently located on the doorstep of Syke Common & Healey Dell nature reserve whilst also within walking distance of excellent local amenities including schools, Rochdale centre, Metrolink, train station and the motorway network.



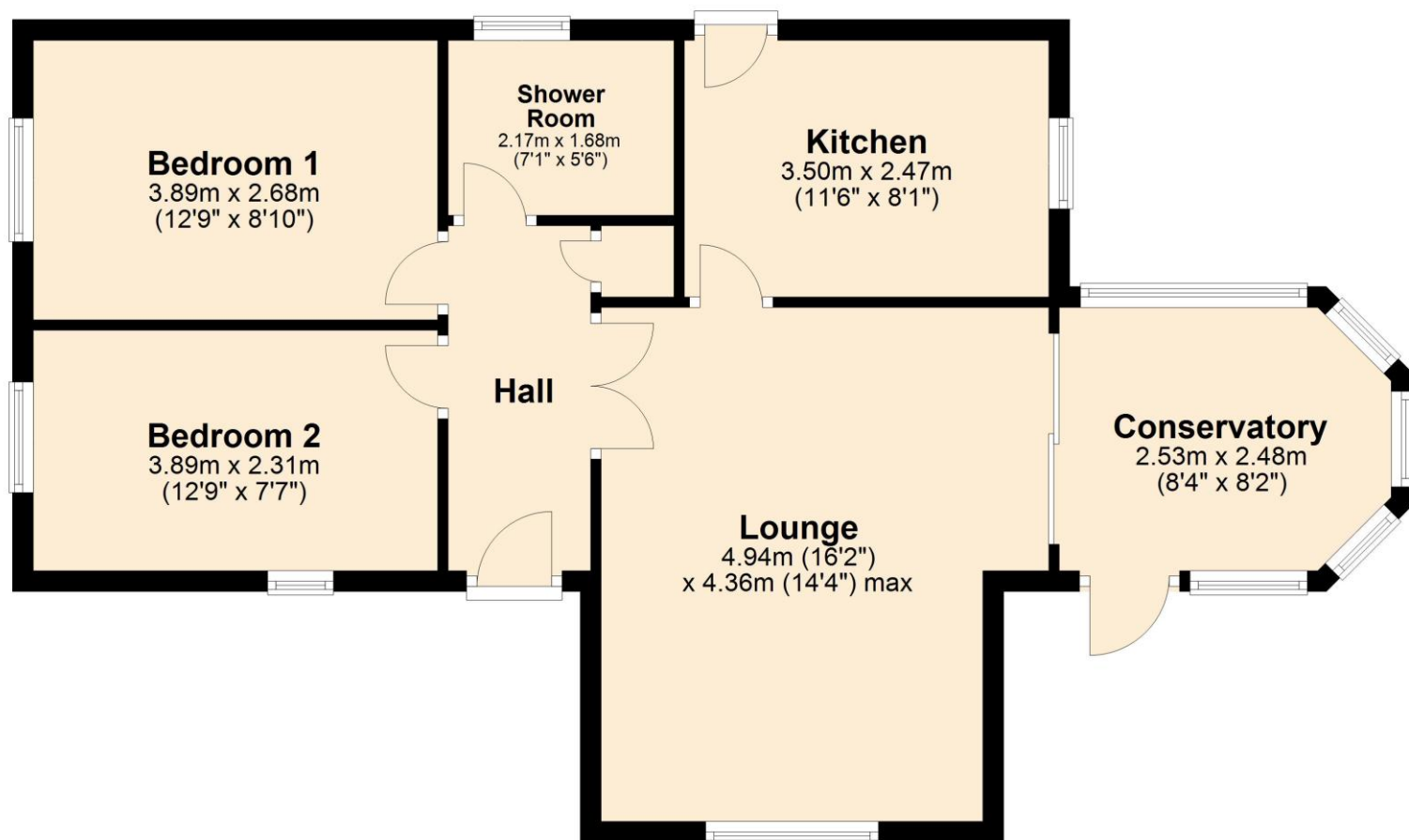
Internally, the extremely well-presented bungalow offers ample living accommodation comprising of an entrance hall, lounge, fitted kitchen, conservatory, two bedrooms and a shower room. The property also benefits from having gas central heating and upvc double glazing throughout.



Occupying a superb corner plot, the property offers ample off-road parking at the front with a detached single garage located at the side. To the rear, a low maintenance garden with artificial lawn and patio area.

Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 sq. feet)

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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".