



6 Overdell Drive

Shawclough | OL12 6DU

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## Overview

- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Dining Kitchen
- Spacious Three-Piece Bathroom
- Ample Off-Road Parking
- Corner Plot
- Private Rear Garden
- Ideal Family Home
- Easy Access To Transport Links
- Excellent Local Amenities



## Three Bedroom Semi-Detached House Situated On A Sought-After Development

Boasting a corner plot with excellent off-road parking, this semi-detached house sits on the doorstep of open countryside and Healey Dell nature reserve - explore the many walking routes before resting up in one of the excellent local pubs.

The property is also conveniently located for Whitworth village amenities, local shops and still has access into Rochdale and Rawtenstall town centres via bus routes.





Internally, the property offers well-presented and versatile family living accommodation comprising of a porch, two reception rooms, fitted dining kitchen, three double bedrooms, and a spacious family bathroom. The property also benefits from having gas central heating and upvc double glazing.

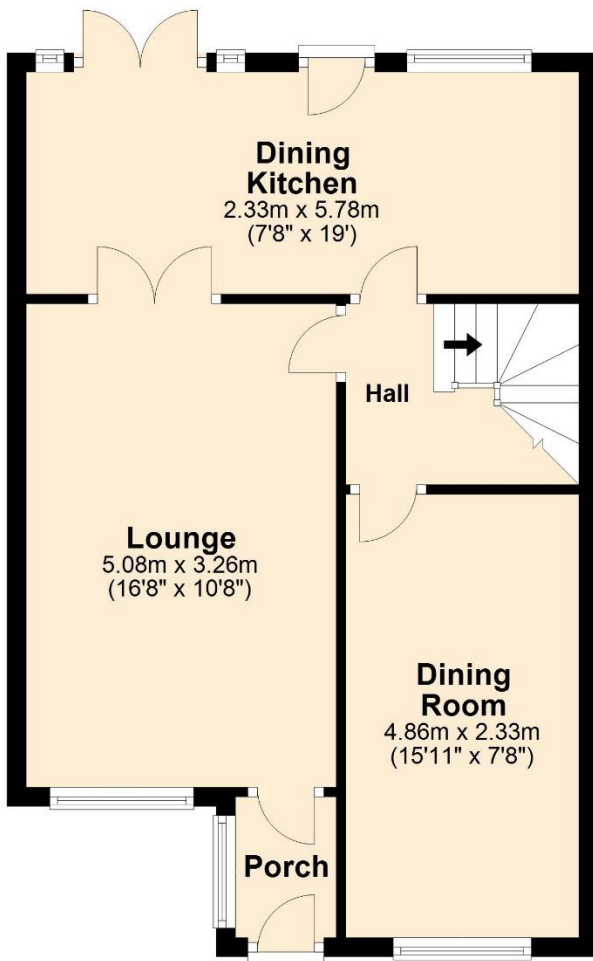


Occupying a spacious corner plot, the property has a large driveway at the front with ample off-road parking. To the rear, a private lawn garden with a patio area.

THIS PROPERTY IS FREEHOLD!

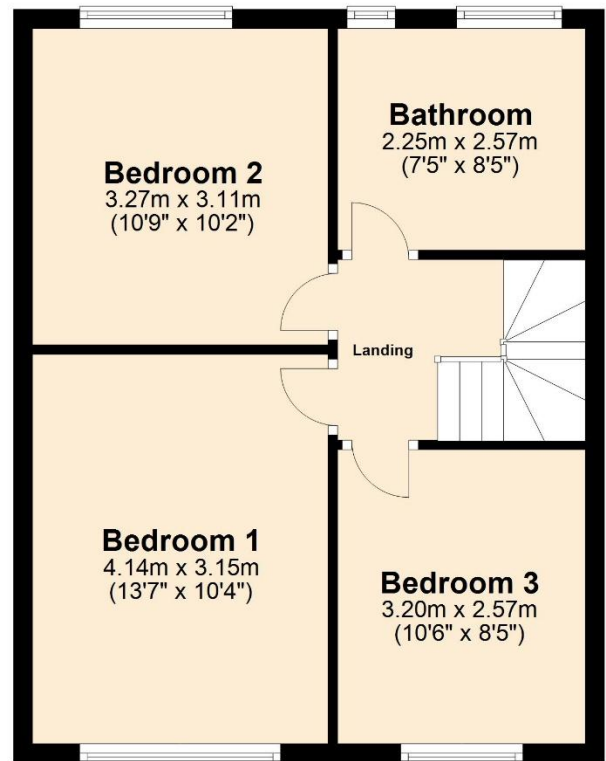
## Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 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".