



51 Foot Wood Crescent | Shawclough | Rochdale OL12 6PB

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Shawclough | OL12 6PB

This impressive detached family home offers spacious and versatile accommodation arranged over two floors, providing the flexibility of five to seven bedrooms to suit a variety of lifestyles — perfect for large families, those working from home, or anyone seeking adaptable living space.

A welcoming entrance hall leads into a bright and spacious lounge, ideal for relaxing or entertaining. The dining room is located adjacent to the breakfast kitchen, creating a sociable space for everyday family life.

Also on this level is a bedroom with en-suite, offering potential for a guest suite or ground-floor principal bedroom, along with a study/home office and a separate WC.

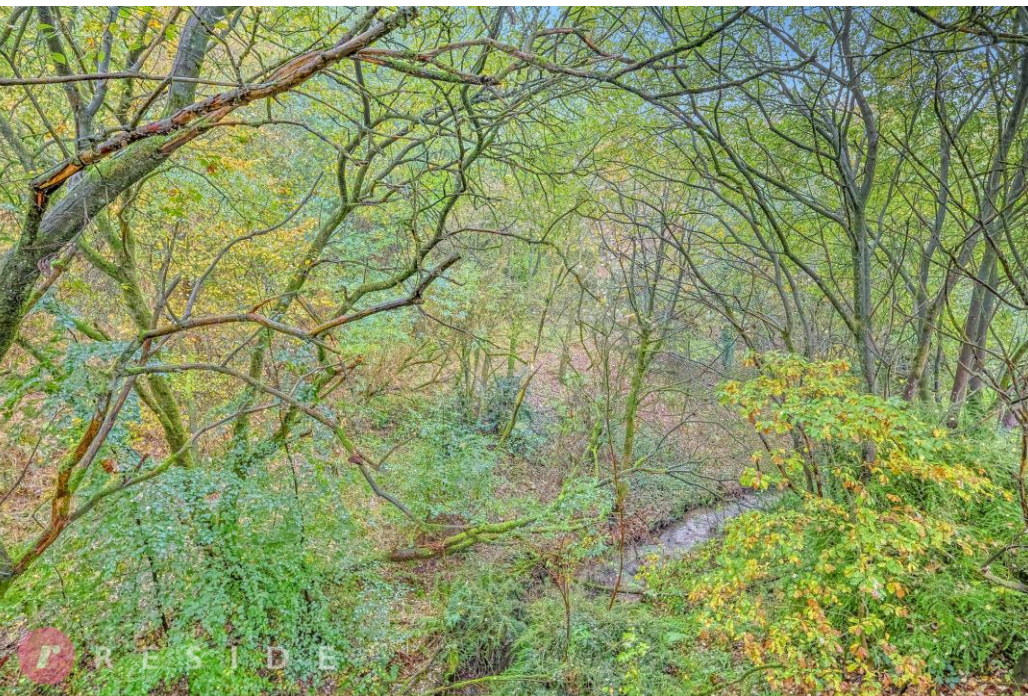
The lower level provides four further well-proportioned bedrooms, one of which benefits from its own en-suite shower room. A modern family bathroom and a useful utility room complete this floor, offering practical living space with direct access to the garden.

Outside, the property enjoys a South-facing rear garden backing onto a tranquil woodland aspect, offering privacy and a wonderful natural outlook. The garden provides easy access to the Healey Dell Nature Reserve, making it ideal for walkers, families, and nature lovers alike.

To the front, a driveway provides ample parking leading to an integral double garage, ensuring plenty of space for vehicles and storage.

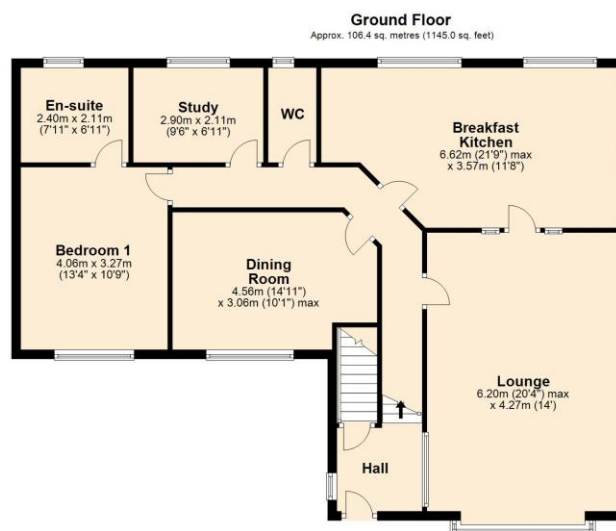
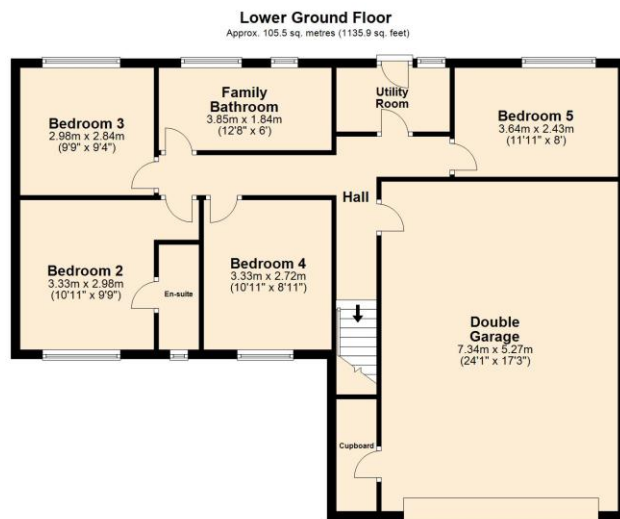
Located in a sought-after residential area, this property benefits from a peaceful setting with convenient access to local amenities, schools, and transport links. The nearby Healey Dell Nature Reserve offers beautiful walking trails, wildlife, and scenic views right on your doorstep.

The property's versatile layout offers potential for up to seven bedrooms depending on individual needs. Early viewing is highly recommended to fully appreciate the space, flexibility, and stunning location this unique home provides.



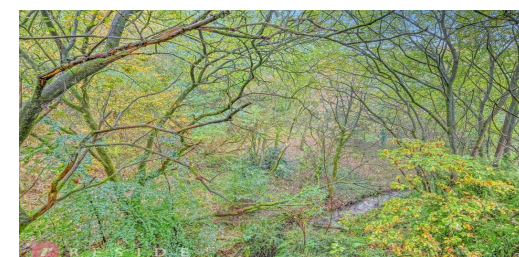


To view this property call Reside on **01706 356633**



Balcony

Total area: approx. 211.9 sq. metres (2280.9 sq. feet)



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

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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".