



Total area: approx. 1089.0 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Shawclough Road, Rochdale, OL12 7HR

Offers Over £230,000

BEAUTIFULLY PRESENTED THREE-BEDROOM GRADE II LISTED PROPERTY

This three-bedroom family home is being proudly welcomed to the market within walking distance of the stunning Healey Dell nature reserve. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts a newly fitted kitchen, a spacious reception room and three well-sized bedrooms split over three floors. The property, which was built in 1757, has an abundance of original features, including original stone window ledges & exposed wooden beams.

Comprising briefly, to the ground floor; entrance into the reception room which flows internally through to the kitchen and hosts the stairs to the first floor with the kitchen having access to the rear. To the first floor is a landing to two-bedrooms and a family bathroom as well as hosting the stairs to the second floor. The second floor houses the third bedroom. Externally, to the rear is an enclosed yard with mature shrubbery and bedding areas.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

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- Freehold Property
- On Road Parking
- Modern Fitted Kitchen
- Council Tax Band C
- Well Located
- Three Floors
- EPC Exempt
- Grade Two Listed
- Three Bedrooms

Ground Floor

Reception Room One

16'05 x 14'06 (5.00m x 4.42m)

Double glazed wood windows, central heating radiator, door to kitchen, stairs to the first floor, two feature wall lights.

Kitchen

15'02 x 12'04 (4.62m x 3.76m)

Four hardwood double glazed windows, central heating radiator, boiler, mix of wall and base units, one bowl sink with drainer and mixer tap, laminate worktop, four ring electric hob, centre island, solid oak worktop, exposed beams, tiled floor.

First Floor

Landing

Doors to bedrooms, bathroom, stairs to the first floor.

Bedroom One

11'08 x 9'10 (3.56m x 3.00m)

Hardwood double glazed window with stone windowsill, central heating radiator, storage.

Bedroom Two

11'08 x 9'10 (3.56m x 3.00m)

Hardwood double glazed window, central heating radiator, spotlights.

Bathroom

11'01 x 4'06 (3.38m x 1.37m)

Hardwood double glazed window, central heating towel rail, double direct feed shower, pedestal wash basin with mixer tap, panel bath with mixer tap, dual flush WC, part tiled elevations, laminate floor, spotlights.

Second Floor

Landing

Door to bedroom three.

Bedroom Three

16'05 x 14'01 (5.00m x 4.29m)

Hardwood double glazed window, central heating radiator, exposed beams.

Externally

Enclosed yard.

