



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		68	75
(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.

## Eagley Bank, Shawforth, OL12 8HE

### £375,000

A FANTASTIC FOUR BEDROOM COTTAGE WITH 3/4 ACRES OF LAND

We are proud to welcome this stunning four bedroom cottage to the market in Shawforth. Set across three floors with 3/4 acres of land, this property offers you the best of both worlds: a rural setting with stunning views and easy access to amenities and transport links. This cottage has been lovingly maintained to the highest standard by the current owners, who have preserved its original features and character. It is a perfect home for a growing family and is also a great opportunity for investment, as it has potential for further development or conversion. Don't miss this chance to own your dream home!

Comprising briefly, entrance via the front door to an entryway. The entryway has doors leading to a bathroom, bedroom one and entrance to the hallway. The hallway has stairs to the first floor and double doors leading out to the front of the property. The first floor comprises of a welcoming landing which has doors to the kitchen and reception room. The reception room is open to the dining room. The dining room has a door to an inner hallway and sliding doors to a balcony overlooking the rear of the property. The inner hallway leads to two bedrooms, a family bathroom and a door leading to stairs to the second floor. Bedroom two has patio doors leading out to a terrace which overlooks the rear of the property. The second floor houses a fourth bedroom which has a door to a three piece en suite. Externally, to the front there is a driveway with parking for multiple cars and access to a partly converted garage. The garage has access to a games room. The exterior of the property is surrounded by a beautiful garden which includes a lawn and woodland views where you can enjoy tranquillity and explore the nearby countryside.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience.



# Eagley Bank, Shawforth, OL12 8HE

£375,000



- Impressive End Terraced Cottage
- Original Features
- Countryside Views Surrounding Property
- EPC Rating D
- Four Bedrooms
- Abundance of Indoor Space
- Tenure Leasehold
- Three Bathrooms
- Added Garage and Converted Games Room
- Council Tax Band B

## Ground Floor

### Entryway

5'7 x 4'7 (1.70m x 1.40m )

Composite front entrance door, central heating radiator, tiled flooring, doors leading to hall bedroom one, WC and door to stairs to cellar.

### Bathroom

8'1 x 4'6 (2.46m x 1.37m )

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, low base WC, direct feed shower enclosed, wood panel ceiling, tiled elevations and tiled flooring.

### Bedroom One

13'3 x 13 (4.04m x 3.96m )

UPVC double glazed window, two central heating radiators, integrated desk, walk-in wardrobe and hardwood single glazed patio doors to rear.

### Hall

10'3 x 7'10 (3.12m x 2.39m )

UPVC double glazed window, central heating radiator, meter cupboard, tiled flooring, stairs to first floor and hardwood double glazed patio doors to front of property.

## First Floor

### Landing

14'5 x 5'4 (4.39m x 1.63m )

Three velux windows, central heating radiator, spotlights, loft access, doors leading to kitchen and reception room.

### Kitchen

12'8 x 6'10 (3.86m x 2.08m )

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, granite surfaces, integrated high rise electric oven, four ring gas hob and extractor hood, space for under counter appliance, plumbing for washing machine, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashbacks and tiled flooring.

### Reception Room

13'5 x 12'5 (4.09m x 3.78m)

UPVC double glazed window, central heating radiator, electric fire, wood panelling television point and open to dining room.

### Dining Room

9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed sliding door to balcony, central heating radiator and door to inner hall.

### Inner Hall

8'8 x 2'11 (2.64m x 0.89m )

Smoke detector, central heating radiator, doors leading to two bedrooms, bathroom and door to stairs to second floor.

### Bedroom Two

12'10 x 10 (3.91m x 3.05m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and UPVC double glazed patio doors to terrace.

## Bedroom Three

13'7 x 9'2 (4.14m x 2.79m )

Two UPVC double glazed windows, central heating radiator, spotlights and fitted wardrobe.

## Bathroom

9'4 x 6'9 (2.84m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, tiled panel bath with direct feed shower, extractor fan, tiled elevations, spotlights, storage cupboard and tiled flooring.

## Second Floor

### Bedroom Four

17'5 x 9'5 (5.31m x 2.87m)

Velux window, central heating radiator, two storage cupboards and door to en suite.

### En Suite

8'4 x 3 (2.54m x 0.91m)

Dual flush WC, wall mounted wash basin with mixer tap, central heating towel rail, tiled elevations, extractor fan, electric shower enclosed and tiled flooring.

## Exterior

### Rear

Stone chip area and 3/4 acres of land.

### Front

Off road parking and access to garage.

## Garage

13'1 x 11'2 (3.99m x 3.40m )

Central heating radiator, power, electric, up and over garage door and access to games room.

## Games Room

15'4 x 12'3 (4.67m x 3.73m )

Double glazed frosted windows, central heating radiator, power, electric, television point, wood panelling and tiled flooring.



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