



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
(81-91) B			
(69-80) C			
(55-68) D		55	
(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, Shawclough, OL12 7HR

Offers Over £400,000

VIRTUAL VIEWINGS AND VALUATIONS AVAILABLE PLEASE CALL THE OFFICE!

A SPACIOUS FAMILY HOME WITH SUPERB POTENTIAL

Flowing internally with generously sized living accommodation, this three-bedroom Yorkshire Stone built, detached family home is being welcomed to the property market. Ideally suited for a growing family looking to put their personal stamp on a property to make it their dream family home, the property offers convenient access to local bus routes and major commuter routes to Rochdale centre, Bury, Manchester and Rossendale.

The property comprises briefly, to the ground floor; entrance through the porch to the hallway with stairs leading to the first floor and doors providing access to three reception rooms, a downstairs WC, kitchen, cloak storage and additional storage cupboard. The front reception room provides open access to reception room three with door leading to the kitchen. The kitchen has a door leading to the rear porch providing access to the rear garden. To the first floor is a landing with doors leading to three double bedrooms and a four-piece family bathroom suite. Externally the property boasts a wrap around garden with an abundance of bedding areas and enclosing trees/hedges. There are patio areas and a paved driveway providing off-road parking for numerous vehicles leading to the integral garage.

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

Shawclough Road, Shawclough, OL12 7HR

Offers Over £400,000



- Tenure Freehold
- Council Tax Band E
- EPC Rating D
- Spacious Three Bedroom Detached Property With Viewing Essential
- Fitted Kitchen And Four Piece Bathroom Suite
- Stunning Wrap Around Gardens
- Off Road Parking With Paved Driveway For Numerous Vehicles
- Integral Garage
- Fantastic Family Home
- Easy Access To Major Network Links

Ground Floor

Entrance Porch

6'3 x 3'11 (1.91m x 1.19m)

Hardwood single glazed leaded front entrance door, single glazed hardwood windows, hard wood double glazed window to the front, paved stone flooring and through into the hallway.

Hallway

16'7 x 6'10 (5.05m x 2.08m)

Central heating radiator, wood flooring, doors to reception room one, reception room two, kitchen, WC and stairs to the first floor.

WC

7'9 x 3'11 (2.36m x 1.19m)

Hardwood single glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, part tiled elevations and tiled flooring.

Reception Room One

16'7 x 11'7 (5.05m x 3.53m)

Hardwood single glazed window, central heating radiator, cornice coving, ornate plaster mould, log effect electric fire with quartz mantle, stone surround, door to reception room three and hard wood floor.

Reception Room Three

10'8 x 7'6 (3.25m x 2.29m)

Hardwood single glazed window, central heating radiator, cornice coving, hard wood flooring and door to the kitchen.

Kitchen

11'9 x 11'1 (3.58m x 3.38m)

Double glazed hard wood window, central heating radiator, range of hard wood wall and base units with hard wood worktops, stainless steel sink with drainer and mixer tap, freestanding double oven with four ring electric hob, stainless steel splash back, extractor hood, plumbing for washing machine, space for fridge freezer, wood cladded ceiling and doors to the hall and rear.

Rear Porch

5'0" x 3'7" (1.52 x 1.09)

Hardwood double glazed window, flagged flooring and hardwood single glazed frosted door to the rear.

Reception Room Two

19'3 x 12'8 (5.87m x 3.86m)

Three hardwood single glazed windows, central heating radiator, wood burner fire with stone surround, feature stone fire with full stone surround, wood panelled ceiling, wood cladded elevations and stone flooring.

First Floor

Landing

11'2 x 3'4 (3.40m x 1.02m)

Hardwood single glazed frosted window and doors to three bedrooms and bathroom.

Bedroom One

12'11 x 12'4 (3.94m x 3.76m)

Hardwood single glazed window, central heating radiator, cornice coving and fitted wardrobes.

Garage

19'6" x 17'2" (5.94 x 5.23)

Hardwood single glazed frosted window, boiler, up and over door and understairs storage.

Bedroom Two

12'11 x 11'6 (3.94m x 3.51m)

Hardwood single glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

12'11" x 7'8" (3.94 x 2.34)

Hardwood single glazed window, central heating radiator.

Bathroom

12'11 x 6'8 (3.94m x 2.03m)

Hardwood single glazed frosted window, central heating radiator, four piece suite comprising: dual flush WC, vanity top wash basin, corner panelled bath with mixer tap, corner direct feed shower, coving, part tiled elevations, airing cupboard and tiled flooring.

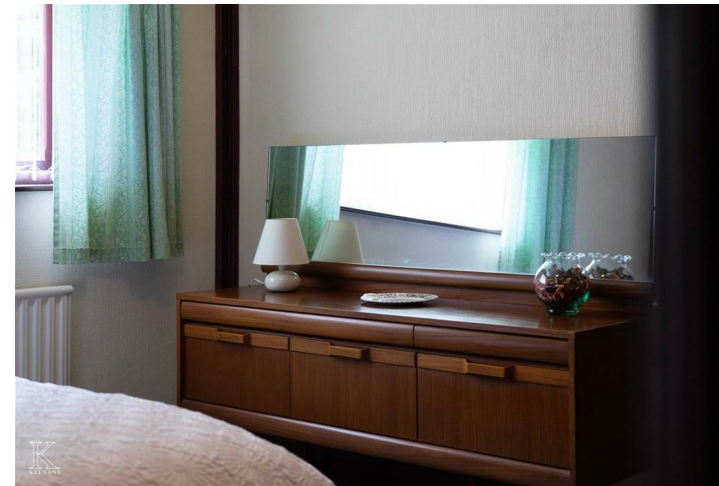
External

Rear

Raised bedding areas, hedges laid to lawn gardens and paving wrapping around the property.

Front

Tarmac drive, raised beds and laid to lawn garden.



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