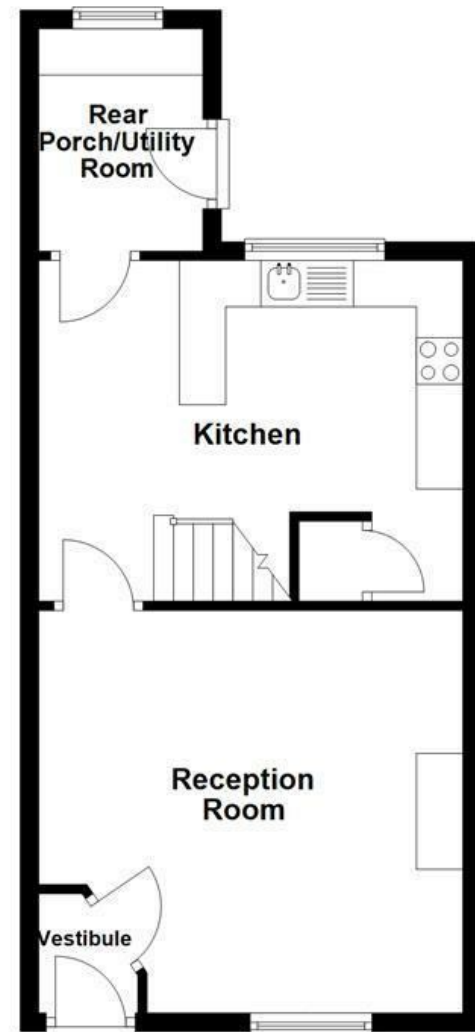
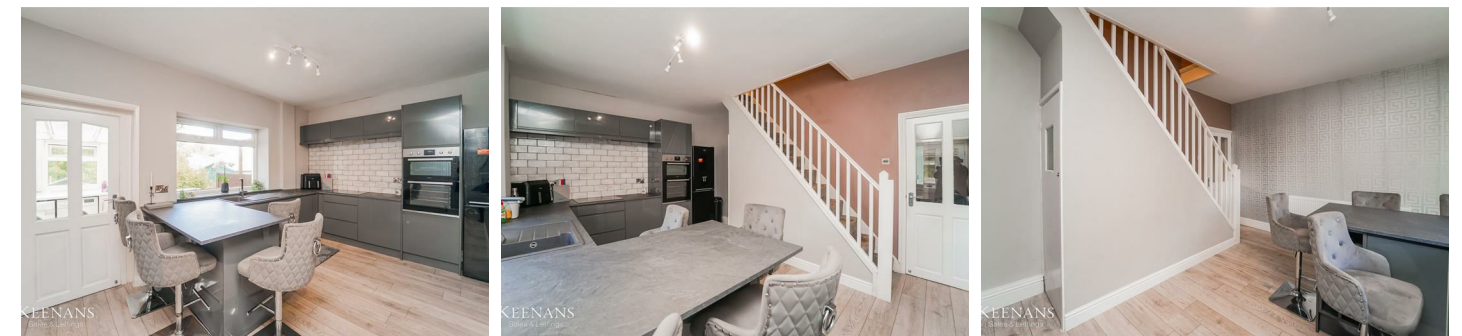
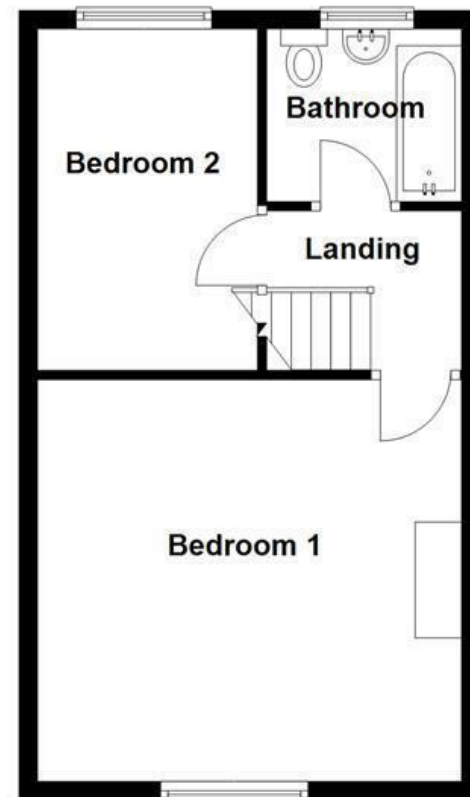


Ground Floor



First Floor



Shawclough Road, Rochdale, OL12 6LW

Offers Over £180,000

TWO BEDROOM HOME IDEAL FOR A PROFESSIONAL COUPLE

Nestled on Shawclough Road in the charming town of Rochdale, this delightful house presents an excellent opportunity for a professional couple seeking a convenient and comfortable living space. The property boasts a low maintenance exterior, allowing you to spend more time enjoying your home and less time on upkeep.

Inside, you will find well-proportioned rooms that provide a perfect balance of space and functionality. Each area is designed to cater to modern living, ensuring that you can easily create a warm and inviting atmosphere. The layout is both practical and appealing, making it an ideal choice for those who appreciate a home that meets their lifestyle needs.

The location is particularly advantageous, offering easy access to local amenities and transport links, which is essential for busy professionals. Whether you are commuting to work or exploring the vibrant surroundings, you will find that this property is perfectly situated to enhance your daily life.

In summary, this house on Shawclough Road is a wonderful option for anyone looking to settle in Rochdale. With its low maintenance exterior and well-designed interior, it promises a comfortable and convenient lifestyle. Do not miss the chance to make this lovely property your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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 6LW

Offers Over £180,000

 **2**  **1**  **1**  **C**

- Mid Terraced Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Leasehold
- Contemporary Fitted Kitchen
 - Low Maintenance Rear Yard With Double Access Gates
 - Council Tax Band: A

Ground Floor

Vestibule

4'3 x 3'6 (1.30m x 1.07m)

UPVC double glazed frosted leaded entrance door, tiled floor and door to reception room.

Reception Room

15' x 14'3 (4.57m x 4.34m)

UPVC double glazed window, central heating radiator, Alpine log burner stove, stone hearth, wood mantle, two feature wall lights and door to kitchen.

Kitchen

15' x 12'1 (4.57m x 3.68m)

UPVC double glazed window, central heating radiator, gloss wall and base units, slate effect worktops, tiled splash backs, composite sink with draining board and mixer tap, integrated double oven in high rise unit, four ring induction hob, integrated dishwasher, space for fridge freezer, breakfast bar, under stairs storage, wood effect flooring, stairs to first floor and door to rear porch/utility room.

Rear Porch/Utility Room

7'10 x 5'10 (2.39m x 1.78m)

UPVC double glazed window, polycarbonate roof, plumbing for washing machine, space for dryer, integrated storage and UPVC double glazed door to rear.

First Floor

Landing

6'9 x 5'7 (2.06m x 1.70m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One

14'10 x 14'3 (4.52m x 4.34m)

UPVC double glazed window, central heating radiator, feature fireplace, tiled hearth, brick surround and wood mantle.

Bedroom Two

11'9 x 7'9 (3.58m x 2.36m)

UPVC double glazed window, upright central heating radiator and boiler.

Bathroom

6'10 x 6'1 (2.08m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and direct feed rainfall shower and rinse head over, tiled elevations and tile effect flooring.

External

Rear

Tiered paved yard, shed and double access gates to rear.



Tel: 01706396140

www.keenans-estateagents.co.uk