



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.

Market Street, Rochdale, OL12 8ND

Offers Over £350,000

A SPACIOUS FAMILY HOME SET OVER FOUR FLOORS

Nestled on Market Street in the charming village of Shawforth, Rochdale, this deceptively spacious three-bedroom semi-detached family home offers a delightful blend of traditional elegance and modern living. Spanning four floors, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining.

The beautifully maintained interior features neutral decor that complements the home's original character, highlighted by traditional elements such as original doors, corniced coving, and exquisite ceiling roses. This attention to detail creates a warm and welcoming atmosphere, ideal for a growing family seeking ample living space.

The property includes a generous garden, providing a wonderful outdoor retreat, along with parking for multiple vehicles, ensuring convenience for family and guests alike. Additionally, the four-room cellar presents an exciting opportunity for conversion into extra living space, subject to the necessary planning permissions, allowing you to tailor the home to your family's needs.

The spacious attic room offers further potential, serving as an additional bedroom or a versatile space for hobbies or study. This home truly embodies the essence of family living, combining comfort, style, and potential in a sought-after location. Don't miss the chance to make this charming property your own.

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

Market Street, Rochdale, OL12 8ND

Offers Over £350,000



- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Viewing Essential
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Possible Conversion Of Cellar Due To Necessary Planning Permissions
- EPC Rating TBC
 - Ideal Family Home
 - Generous Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'11 x 3'11 (1.19m x 1.19m)
Tiled floor and door to hall.

Hall

14' x 3'11 (4.27m x 1.19m)
Central heating radiator, cornice coving, corbels, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

13'9 x 11'11 (4.19m x 3.63m)
UPVC double glazed window, central heating radiator, ceiling rose, cornice coving, living flame gas fire, granite hearth and decorative mantle.

Reception Room Two

14'1 x 12'11 (4.29m x 3.94m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, smoke alarm, cast iron multifuel burning stove, stone hearth, brick surround, wood laminate flooring, doors to under stairs storage and stairs to cellar, open doorway to kitchen.

Kitchen

11'8 x 8'4 (3.56m x 2.54m)
UPVC double glazed window, central heating towel rail, panelled wall and base units, laminate work top, double oven in a high rise unit, four ring induction hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, space for fridge freezer, plumbing for dishwasher and washing machine, plinth heater, spotlights, wood laminate flooring and composite double glazed frosted stable door to rear.

Lower Ground Floor

Cellar

Comprising of four cellar rooms: Flag stone flooring and exposed stone elevations.
Cellar One: (13'7 x 7'9)
Cellar Two: (13'2 x 11'6) - wall mounted boiler, UPVC double glazed window and radiator.
Cellar Three: (10'11 x 8'5) - UPVC double glazed frosted window and door to rear.
Cellar Four: (13'10 x 6')

First Floor

Landing

Velux window, stairs to second floor, doors to three bedrooms, bathroom and WC.

Bedroom One

14'3 x 10' (4.34m x 3.05m)
UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 9'4 (4.27m x 2.84m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'9 x 6'10 (3.28m x 2.08m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

11'2 x 8'5 (3.40m x 2.57m)
UPVC double glazed frosted window, central heating radiator, central heating towel rail, low flush WC, pedestal wash basin, wood panel bath with mixer tap and rinse head, walk in direct feed rainfall shower and rinse head, PVC panel ceiling, spotlights, part tiled elevation, partial tiled flooring and partial tiled effect flooring.

WC

5'6 x 2'9 (1.68m x 0.84m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, spotlights and tiled effect flooring.

Second Floor

Door to attic room.

Attic Room

18'1 x 15'11 (5.51m x 4.85m)
Velux window, central heating radiator and door to under eaves storage.

External

Front

Gravel chipped bedding areas, gated paved path leading to front entrance door.

Rear

Decked terrace (access from the kitchen) with steps leading down to a gravel chipped rear garden with access from cellar, laid to lawn garden to the side, bedding areas, gravel chipped area providing off road parking for numerous vehicles and further parking area just outside of the gate.

