



**Hillkirk Drive  
Shawclough, Rochdale OL12 7HD  
Offers invited in the region of £595,000**

**ADAMSONS BARTON KENDAL** are delighted to bring to the market this extremely spacious 5 bedroomed detached prestige family home, set in wonderful gardens, in a pleasant woodland setting, close to Healey Dell Nature Reserve, with countryside walks on your doorstep. This fabulous 5 bedroomed detached house benefits from a gas fired central heating system, double glazed windows, an extensive driveway with double garage and there is an exceptional fully fitted kitchen / breakfast room, 2 large reception rooms, 3 bathrooms and a conservatory. The property is offered for sale with vacant possession and early viewing comes highly recommended to appreciate the extent of the accommodation on offer

**THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

**Ground Floor**

Recessed CANOPY PORCH

**RECEPTION HALL**

Amtico flooring, spindle staircase to first floor, decorative covings to ceiling, storage cupboard under the stairs

**CLOAKROOM**

Low level wc, wash hand basin, Amtico flooring

**Through LOUNGE - 8.2 x 3.5 metres (26'11" x 11'5")**

An exceptional and extremely spacious main reception room, tastefully decorated with double glazed patio doors leading through to the Conservatory, decorative covings to ceiling

**CONSERVATORY - 4.2 x 3.5 metres (13'9" x 11'5")**

Pleasant outlook over the rear garden, tiled floor

**STUDY / SECOND RECEPTION ROOM - 4.3 x 2.8 metres (14'1" x 9'2")**

Decorative covings to ceiling, double doors leading through to the Hallway



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**KITCHEN / BREAKFAST ROOM - 5.7 x 3.9 metres  
(average - see floorplans) (18'8" x 12'9")**

A stunning, modern, fully fitted kitchen comprising 1 ½ bowl stainless steel sink unit, range of wall and base units with central breakfast bar, built in oven, grill and microwave, 4 ring hob with extractor hood, integrated fridge and freezer, double glazed patio doors leading out to the rear garden area, Amtico flooring

**UTILITY ROOM - 3.9 x 1.4 metres (12'9" x 4'7")**

Single drainer stainless steel sink unit, range of base units with plumbing for automatic washing machine and dryer, Amtico flooring, access to garage

**CLOAKROOM**

Low level wc, wash hand basin, Amtico flooring



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## **First Floor**

### **LANDING**

A spacious landing area with airing cupboard

### **MASTER BEDROOM**

5.4 x 4.3 metres reducing to 3.2 metres (17'8" x 14'1" reducing to 10'6")

A wonderful Master Bedroom, situated over the garage with windows to both front and rear, range of fitted wardrobes, decorative covings to ceiling

### **EN-SUITE BATHROOM**

2.9 x 2.0 metres reducing to 1.2 metres (9'6" x 6'6" reducing to 3'11")

Large corner bath with shower attachment, 'His & Hers' wash hand basins, low level wc, part tiled walls, spot lit ceiling, shaver point

### **GUEST BEDROOM - 4.1 x 3.5 metres (13'5" x 11'5")**

An extremely spacious and well presented second bedroom with a range of fitted wardrobes and bedroom furniture

### **EN-SUITE SHOWER ROOM**

Shower cubicle, low level wc, wash hand basin, part tiled walls, spot lit ceiling

### **BEDROOM THREE - 3.0 x 2.8 metres (9'10" x 9'2")**

A third double bedroom, situated to the rear with a range of fitted wardrobes, enjoying pleasant views over the rear garden

### **BEDROOM FOUR - 2.8 x 2.8 metres (9'2" x 9'2")**

Built in wardrobes, pleasant outlook to the rear

### **BEDROOM FIVE / STUDY**

3.4 x 2.8 metres reducing to 1.9 metres (11'1" x 9'2" reducing to 6'2")

A fifth bedroom, situated to the front of the property, currently utilised as a Study

### **FAMILY BATHROOM - 3.4 x 1.8 metres (11'1" x 5'10")**

A stunning family bathroom with large panelled Spa bath with shower attachment, low level wc, wash hand basin - modern suite in white, part tiled walls, tiled floor, heated towel rail



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### **External**

There is an extensive block paved front driveway, providing off street parking for numerous vehicles, leading to an **INTEGRAL DOUBLE GARAGE** with remote control operated up-and-over doors. There are wonderful gardens to front, side and rear, set in a lovely woodland background with a paved patio area and large lawns ideal for entertaining and general family life.

### **Additional Information**

Energy Performance - C73

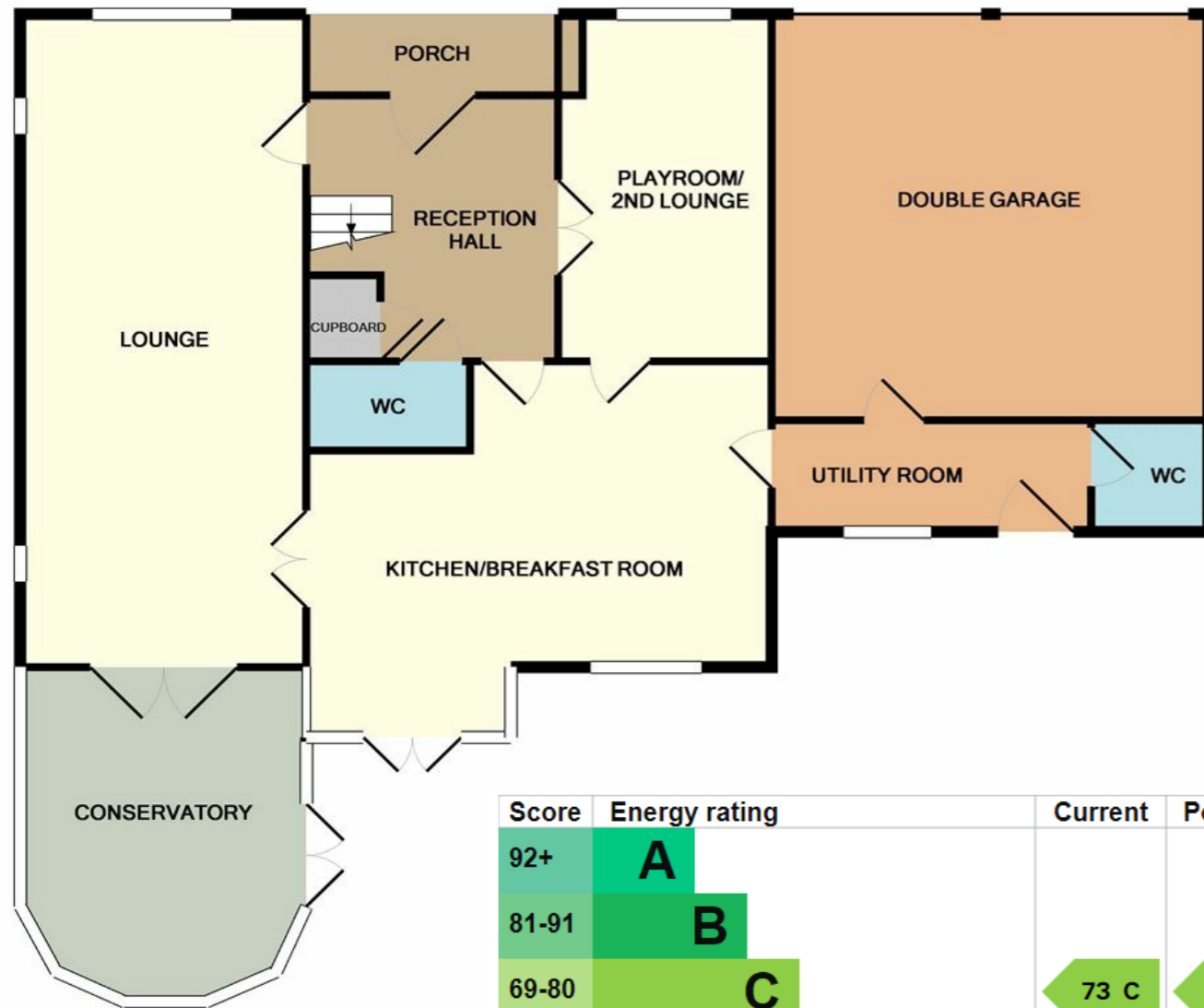
Council Tax Band - G

Tenure - Freehold



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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