

Foxglove Court
Shawclough, Rochdale OL12 6XF



A SPACIOUS 4 BEDROOMED DETACHED FAMILY HOME WITH MODERN KITCHEN AND TWO BATHROOMS



This well presented 4 bedroomed detached family home is situated in the popular residential area of Shawclough, conveniently positioned for access to all the usual local amenities and within walking distance of Healey Dell Nature Reserve. Internally the property benefits from a gas fired central heating system, double glazed windows as well as a lounge, dining room, kitchen and conservatory at ground floor level and four bedrooms and two bathrooms to the first floor. The property is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the size of accommodation on offer.

NO CHAIN – COMPETITIVELY PRICED

ASKING PRICE £189,950

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ROCHDALE
Lancashire
OL16 1LA
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Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777



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

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

Staircase to the first floor.

LOUNGE – 4.3 x 3.5 metres (14'1" x 11'5")

A large main reception room with modern décor and feature fireplace.

DINING ROOM – 3.1 x 2.7 metres (10'2" x 8'10")

A second reception room with patio doors leading to the rear conservatory.

KITCHEN/DINER – 5.1 x 3.1 metres reducing to 2.3 metres (16'8" x 10'2" reducing to 7'6")

A modern fitted kitchen with a range of wall and base units in a white gloss, complementary work surfaces, integrated fridge, freezer, built in oven, hob and stainless steel extractor hood, plumbing for an automatic washing machine and dishwasher. Storage cupboard with electricity.

CONSERVATORY – 3.6 x 1.9 metres (11'9" x 6'2")

A glazed UPVC conservatory with tiled floor providing access to the rear garden.





First Floor

LANDING

MASTER BEDROOM – 3.5 x 3.4 metres (11'5" x 11'1")

A spacious master bedroom with a range of fitted wardrobes.

BEDROOM TWO – 3.4 x 2.9 metres (11'1" x 9'6")

A second double bedroom with views over the rear garden.

BEDROOM THREE – 3.9 x 2.3 metres (12'9" x 7'6")

A third double bedroom with a range of fitted wardrobes.

BEDROOM FOUR – 2.4 x 2.3 metres (7'10" x 7'6")

A fourth bedroom with space for a bulk head bed.

FAMILY BATHROOM – 2.6 x 2.3 metres (8'6" x 7'6")

A family bathroom with a corner panelled bath, low level wc and vanity wash hand basin, part tiled walls.

SHOWER ROOM – 1.9 x 1.6 metres (6'2" x 5'3")

A partially tiled shower room with walk in shower cubicle, vanity wash hand basin and low level wc.

Externally

The property is situated at the head of a cul-de-sac with a large driveway providing off street parking leading to a single integral garage. To the rear there is a paved patio area, and a large section laid to lawn with a brick built store.



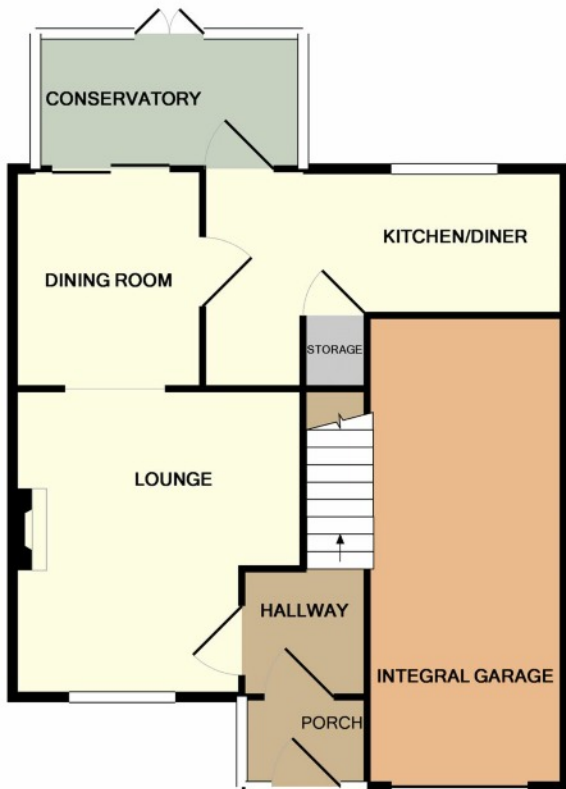
Council Tax Band

We are advised that the property is assessed in Council Tax Band D

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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