

**Dell Road, Shawclough OL12 6AZ**

**OIRO £122,500**

**Council Tax Band B**



**ADAMSONS BARTON KENDAL** are pleased to offer for sale this well presented two bedroom top floor apartment. Situated in a popular development in the sought after residential area of Shawclough, the apartment is conveniently positioned for access to all the usual local amenities, as well as countryside walks through Healy Dell Nature Reserve on your doorstep. The property itself comprises of an entrance hallway, with two double bedrooms, a three piece bathroom, and an open plan kitchen and living space with a breakfast bar and Juliet balcony. The apartment has the benefit of electric heating and uPVC double glazing throughout, as well as a sizeable loft space with drop down ladder which offers great storage. Externally, there is residents and visitor parking directly adjacent with well maintained communal areas throughout the development. The property is offered for sale with no chain, and is an ideal purchase for both first time buyers and investors alike.

**Viewing Strongly Recommended**

**Head Office - 122 Yorkshire Street**  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**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**

Communal Entrance Hall

Staircase and lift to first and second floors

Apartment

Hallway

Airing cupboard, access to loft for storage via drop down ladder.

Lounge - 2.9 x 4.7m reducing to 3.3m (9'6" x 15'5" reducing to 10'9")

Open plan layout, leading through to the kitchen area with double French doors and Juliet

Balcony

Kitchen - 4.7m x 2.0m (15'5" x 6'6")

Single drainer stainless steel sink unit, range of modern beech style wall and base units with complementary work surfaces, built in oven, hob and stainless steel extractor hood, integrated fridge, freezer and washer/dryer, part tiled walls, breakfast bar

Bedroom One - 3.4 x 2.9m (11'1" x 9'6")

A range of quality fitted wardrobes and bedroom furniture

Bedroom Two - 2.9 x 2.0m (9'6" x 6'6")

Double bedroom.

Bathroom - 1.7 x 2.2m (5'6" x 7'2")

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, part tiled walls, extractor fan and electric heater

### **Externally**

There is one private car parking space, located within the communal grounds, together with additional visitors spaces.

SERVICE CHARGE - £1,369 per annum / £114.08 per month. This includes maintenance of the external areas, including gardening, buildings insurance, maintenance of the lift and cleaning of the stairs and landing areas.

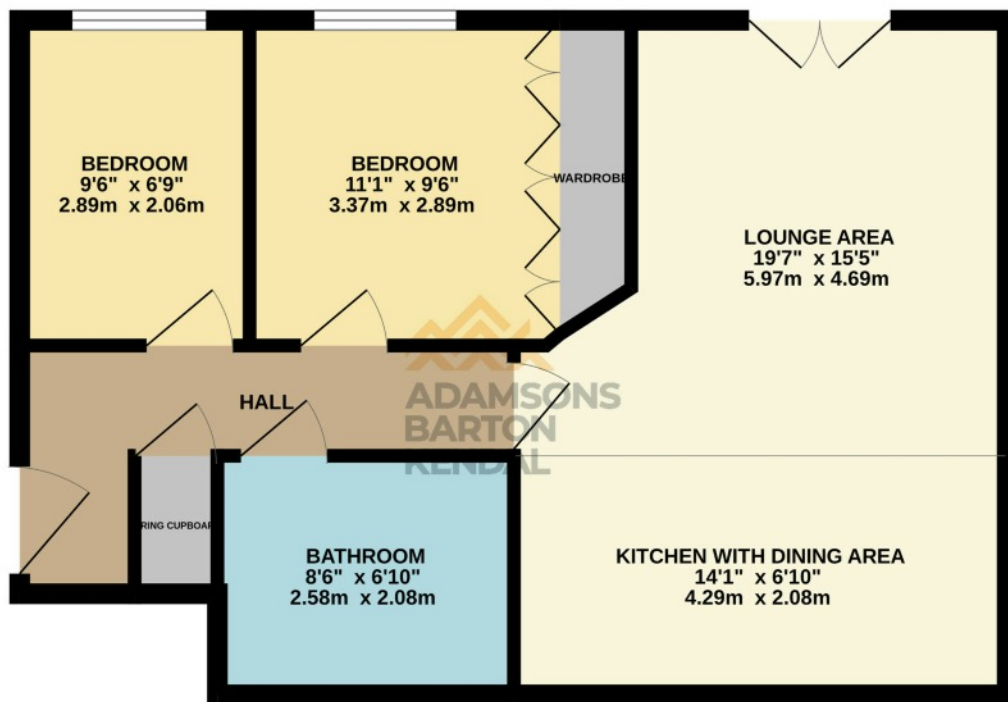


## ADDITIONAL INFORMATION

Council Tax Band - B      Energy Performance Cert - TBC      Tenure - Leasehold

### VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

#### GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 - [abkproperty.co.uk](http://abkproperty.co.uk)      e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification