

Overdell Drive, Rochdale OL12 6DU

Asking Price £270,000

Council Tax Band C



ADAMSONS BARTON KENDAL are pleased to introduce to the market this wonderful three bedroom detached family home in Shawclough, with excellent scope for extension subject to obtaining the relevant planning permissions. The property is situated in a popular and sought after location with access to a wide range of amenities including shops, schools and pubs as well as access to Rochdale Town Centre.

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 property itself offer spacious living accommodation with the ground floor comprising of an entrance hallway, WC, good sized lounge, kitchen diner and a large rear conservatory. Heading up to the first floor, there are two double bedrooms as well as a good sized single bedroom and a family bathroom. Both the second bedroom and the bathroom boast wonderful views across to Blackstone Edge.

Externally, the property boasts generous garden space to both the front and rear. The rear garden in particular is of a good size, with areas laid to lawn and multiple patio areas for al fresco dining and entertaining. There is a paved private driveway which leads to the single garage. Early viewing is highly recommended for this lovely home, which is offered for sale with no chain, and is sure to be very popular!





ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - D68

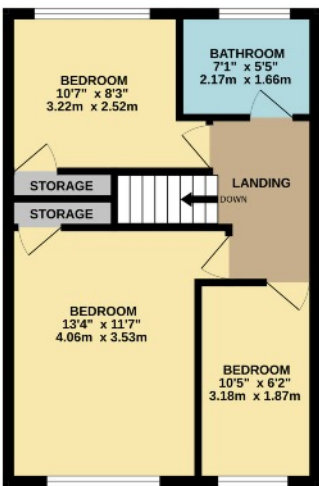
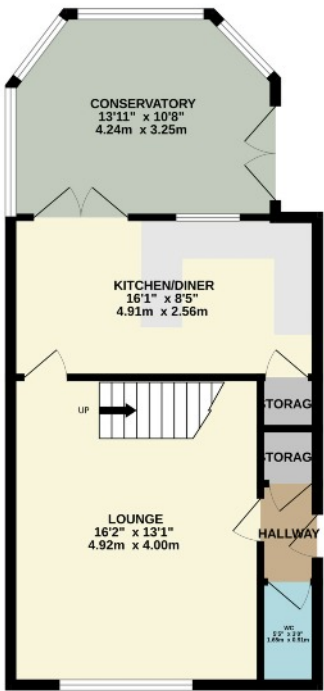
Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettinga 10/20/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st 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