



Fallowfield Drive
Shawclough, Rochdale OL12 6NA
OFFERS INVITED IN EXCESS OF 315,000

A stunning and Spacious 3-Bedroom Detached True Bungalow in Shawclough, close to Healey Dell Nature Reserve – Beautiful Gardens, Rear Conservatory and Vacant Possession.

This exceptional three-bedroom detached true bungalow is offered to the market with vacant possession and no onward chain. Tucked away in a quiet, peaceful cul-de-sac in the sought-after area of Shawclough, the property occupies a generous corner plot with expansive, beautifully maintained gardens to the side, front and rear. The outdoor space provides a wonderful setting for relaxing, gardening, or entertaining, and is a true highlight of the home.

Internally, the property is impressively spacious and well presented throughout. The accommodation includes a welcoming entrance hallway, a large and light-filled lounge, a well appointed fitted kitchen, and a well-proportioned bathroom suite containing both a separate bath and a standing shower. To the rear, a bright conservatory offers an additional living area that enjoys lovely views over the private garden. All three bedrooms are well-proportioned, providing excellent flexibility for a range of buyers.

The property also benefits from an integral single garage, which includes a useful utility area with plumbing, and space for a washing machine and dryer. Additional features include a driveway, gas-fired central heating, and double-glazed windows throughout.

Located within walking distance of the stunning Healey Dell Nature Reserve, this home is perfectly positioned for those who appreciate peaceful surroundings with nature on the doorstep, while still being close to local shops, amenities, and transport links.

A rare opportunity to purchase a spacious, move-in-ready bungalow in such a tranquil and desirable location. Early viewing is highly recommended to avoid disappointment.



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Ground Floor

Built out PORCH

HALLWAY

Built in cloaks cupboard, access to garage

LOUNGE - 4.7 x 3.4 metres (15'5" x 11'1")

A wonderfully presented and spacious main reception room with decorative covings to ceiling, feature fireplace with coal effect electric fire, double glazed patio doors leading to conservatory, open to dining area

DINING AREA - 3.1 x 2.6 metres (10'2" x 8'6")

CONSERVATORY - 2.8 x 2.3 metres (9'2" x 7'6")

Tiled floor, pleasant outlook over the rear garden area

KITCHEN - 4.0 x 3.0 metres (13'1" x 9'10")

A wonderful modern fitted kitchen comprising single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, microwave oven, five ring hob, and stainless steel extractor hood, integrated fridge, freezer and dishwasher, part tiled walls.



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MASTER BEDROOM - 3.4 x 3.0 metres (to wardrobes) (11'1" x 9'10")
A spacious double bedroom with a range of quality fitted wardrobes and bedroom furniture

BEDROOM TWO - 3.2 x 2.5 metres (10'6" x 8'2")
A range of fitted wardrobes and dressing table

BEDROOM THREE - 2.8 x 2.7 metres reducing to 2.5 metres (9'2" x 8'10" reducing to 8'2") - range of fitted wardrobes

FAMILY BATHROOM - 3.0 x 1.9 metres (9'10" x 6'2")
A large corner bath with shower attachment, low level wc, wash hand basin, walk in shower cubicle - modern suite, heated towel rail, tiled walls, spot lit ceiling



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External

There is a block paved front driveway providing off street parking and leading to an attached SINGLE GARAGE, with storage area. There are well maintained gardens to both front and rear, with a paved patio area.

Tenure

Freehold

Council Tax Band

D

Energy Performance Rating

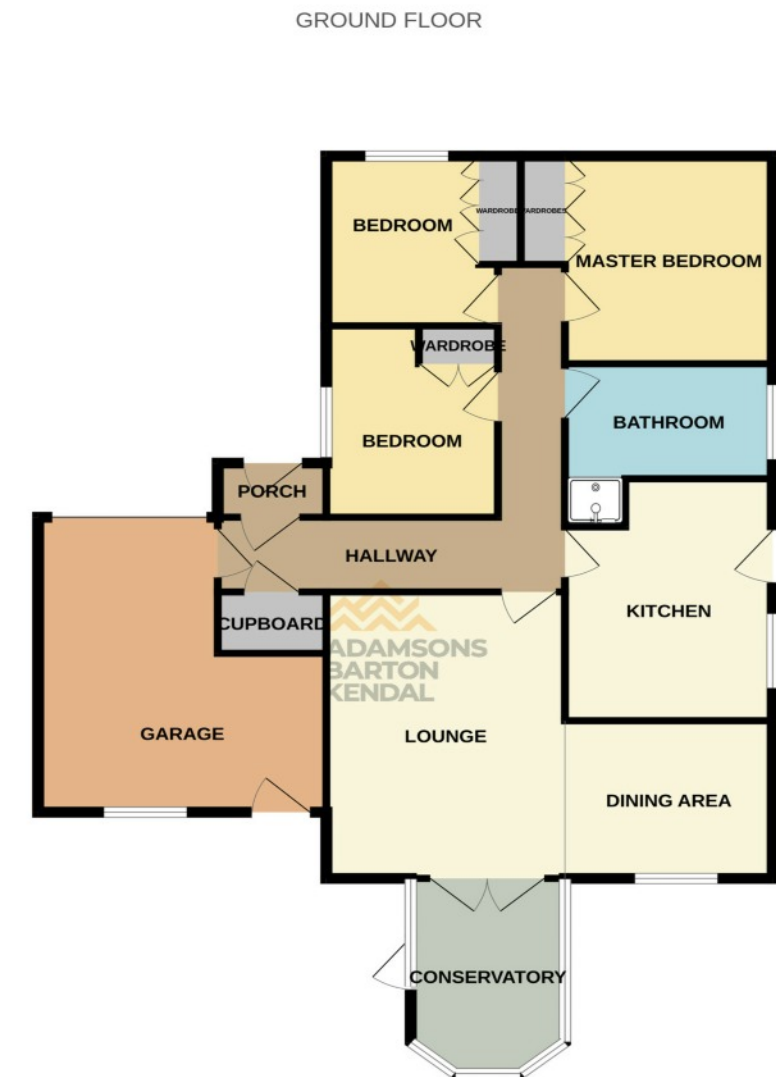
To be confirmed



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

- Fabulous 3 bed detached bungalow
- Close to Healey Dell Nature Reserve
- Situated on a corner plot
- Beautifully maintained gardens to front and rear
- Impressively spacious
- Rear conservatory
- No onward chain
- Vacant possession available



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