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Fletton Close

Shawclough Rochdale OL12 6BF

£255,000

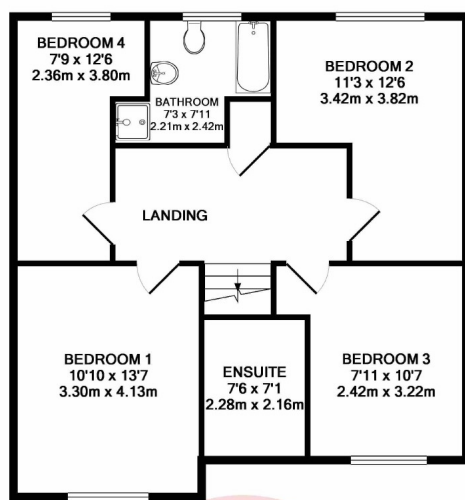
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- DETACHED
- BUILT IN 2018
- 4 BEDROOMS
- LARGE DINING KITCHEN
- 3 BATHROOMS
- INTEGRAL GARAGE
- HEAD OF CUL-DE-SAC

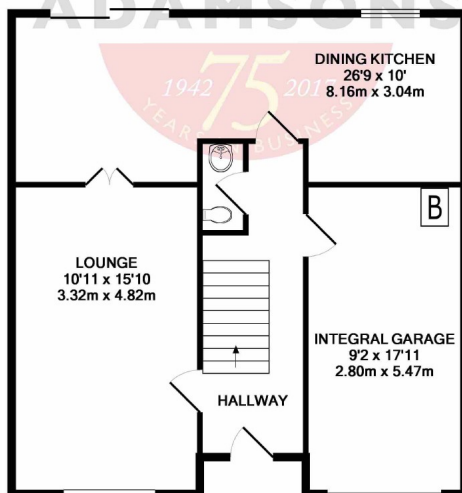
EXECUTIVE 4 BEDROOMED DETACHED HOUSE offering delightful family accommodation built in 2018 and still offering that "new build" feel. The property which is situated at the head of a cul-de-sac offers open aspects and superb accommodation with 2 reception areas, 3 bathrooms and integral garage. Situated close to Shawclough Village with good schools and amenities close by.

The Accommodation Comprises an ENTRANCE HALLWAY with staircase leading to the first floor and W.C with wash hand basin. There is access to the single garage from the hallway. LOUNGE with double doors leading to the DINING KITCHEN with bi-fold doors to the rear garden. The KITCHEN offers a comprehensive range of modern fitted wall and base units, a single drainer sink unit, 4 ring electric hob with extractor fan over, built in eye level oven and grill, integrated fridge/freezer, integrated dishwasher and part tiled walls. To the FIRST FLOOR the LANDING with built in storage offers access to 4 BEDROOMS, the master with ENSUITE SHOWER ROOM, w.c and wash hand basin. The FAMILY BATHROOM offers a 3 piece suite with separate shower cubicle, part tiled walls. OUTSIDE, situated at the head of the cul-de-sac the property offers open aspects with lawned and bordered gardens to the front and rear. SA driveway gives off road car parking and leads to a single garage with up 'n' over door.

We understand that the property is LEASEHOLD and subject to a ground rent of £250.00 per annum. Built 2018. Gas Central Heating. Double Glazed Windows. Council Tax Band 'E'. EPC RATING 'B'.



1ST FLOOR



GROUND FLOOR

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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