



**35 Shawclough Way
Shawclough
Rochdale
OL12 7HF**

We are delighted to bring to the market this exceptionally well presented 3 bed Detached True Bungalow set on a most desirable, larger than average plot. The property offers superb accommodation decorated throughout to a high standard with a modern finish. Situated in a prime position within the most sought after Shawclough area, with extensive gardens to the rear, the property offers the opportunity to be extended (subject to pp) and provides a rare opportunity for the discerning purchaser.

Hallway: providing access to all areas and with a built in storage cupboard.

Lounge: beautifully decorated bright room with double glazed windows to the front and side.

Dining Kitchen: A comprehensive range of modern fitted wall and base units with single drainer sink unit. 5 ring gas hob with extractor fan over, built in eye level double oven and grill and built in microwave, integrated fridge/freezer and dishwasher, laminate floor covering, double glazed window and door to side.

Bedroom One: Double to the rear with fitted robes, double glazed window.

Bedroom Two: Double to the rear, double glazed window.

Bedroom Three: Single to the side, double glazed window.

Bathroom: Modern fitted 3 piece bathroom suite with shower over bath and screen, fully tiled walls, tiled floor, double glazed window.



£255,000

Bungalow - detached

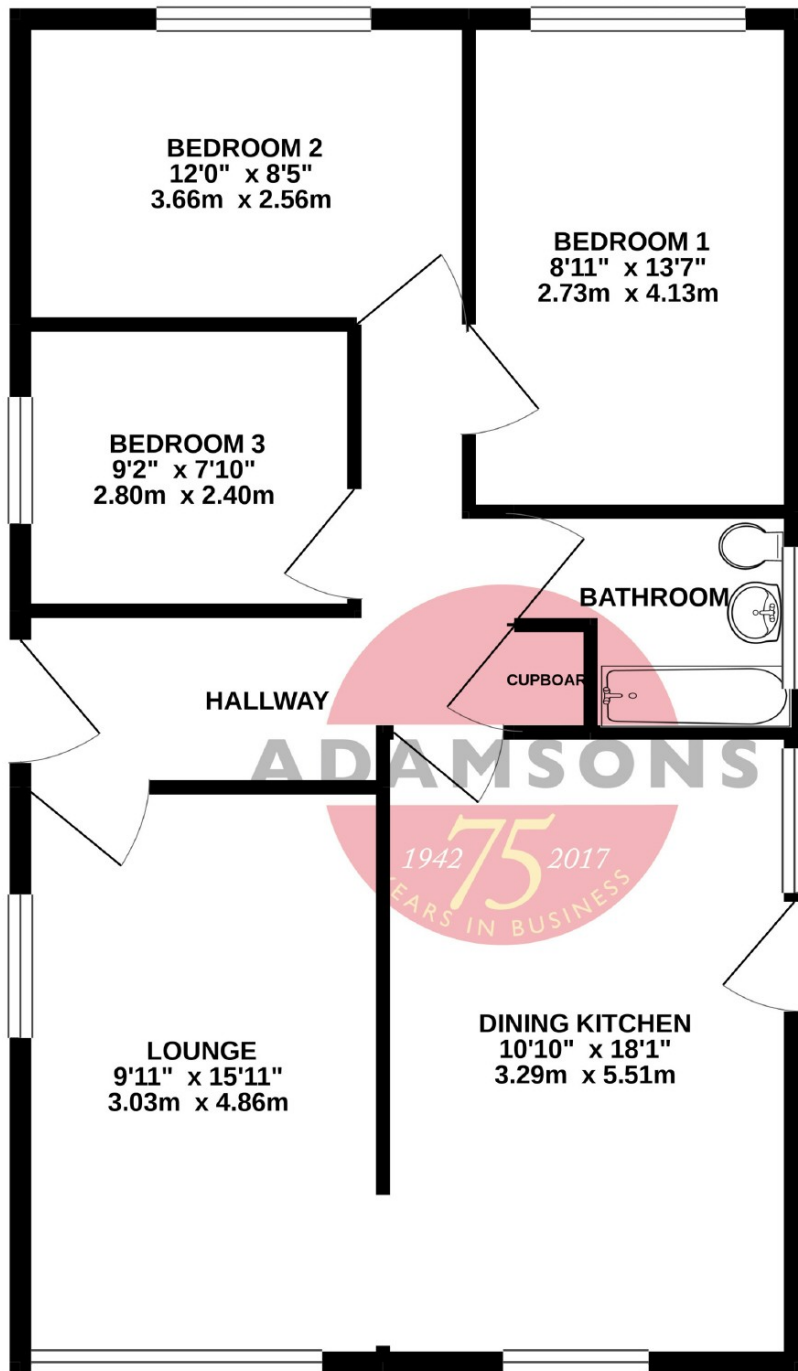
Outside: To the front there is a mature lawned and bordered garden with a driveway providing off road car parking for ample cars leading to a car port and garage beyond. To the rear, the property offers a rare, larger than average garden which is well maintained and well presented with lawned, paved patio and decking areas. The garage has plumbing and power and is currently used as a utility space with plumbing for automatic washer, double glazed door to the garden and up and over door to the front.

Subject to PP the large plot offers potential for the property to be extended. The vendor has detailed plans for a large rear extension for which planning permission was granted and has now lapsed. Drawings can be made available to a potential purchaser if desired.

Services: All mains services connected. Gas fired central heating. Double glazed windows and doors. The loft is partially boarded and insulated. Cavity wall insulation. Tenure: Freehold. Council Tax: Band D. EPC ?



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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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109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

