

HUNTERS[®]

HERE TO GET *you* THERE



Glenavon Drive

Shawclough, Rochdale, OL12 6DT

£235,000



- SEMI DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS & CONSERVATORY
- DRIVEWAY AND GARDEN
- EPC RATING C

- WONDERFUL FAR REACHING VIEWS
- CLOSE TO LOCAL AMENITIES
- LOUNGE DINER & MODERN KITCHEN
- COUNCIL TAX BAND C
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this semi-detached property, located on a quiet cul-de-sac. This unique upside-down house offers far-reaching views and features an entrance hall, a dual-aspect lounge diner with stunning views, a modern well equipped kitchen, and a WC. The lower ground floor offers three spacious bedrooms, a family bathroom, and a bright conservatory, this home is designed for comfort and functionality. The landscaped garden and private driveway complete this family residence, which is sold with no chain. Located within this sought after residential area of Shawclough, which provides easy and convenient access to the local amenities including; local shops, primary and high schools and a selection of popular country pubs which can be enjoyed after exploring the wonderful countryside which surrounds the area with Healey Dell Nature Reserve close by. Call now to arrange a viewing to fully appreciate this home.

Entrance Hall

Entrance hall leading to a well-designed layout.

WC

Useful WC for a family home with a wash hand basin.

Lounge Diner

21'6" x 12'2" max (6.56 x 3.71 max)

Dual aspect lounge diner with stunning views to the rear aspect. Quality bamboo wooden flooring and a feature gas fire stove set within the chimney breast, creating a lovely focal point.

Kitchen

11'1" x 9'8" (3.38 x 2.95)

A modern and well equipped kitchen, carefully designed to create maximum storage from pull out corner cabinets and shelving, spice racks and double depth draws. High end Neff oven with hob and extractor hood. Fabulous view from the window to the rear aspect.

Lower Ground Floor Inner Hallway

Inner hallway leading to all bedroom accommodation.

Conservatory

9'0" x 15'0" (2.76 x 4.59)

Spacious conservatory providing additional living space with doors that open onto the garden.

Bedroom 1

13'2" x 11'0" (4.03 x 3.37)

Double bedroom with a range of fitted wardrobes and a door leading through to the conservatory.

Bedroom 2

11'1" x 10'9" (3.40 x 3.30)

Double bedroom with a window to the side aspect.

Bedroom 3

7'11" x 11'0" (2.43 x 3.37)

Good sized third bedroom which has a window to the front aspect.

Bathroom

11'1" x 7'10" (3.38 x 2.40)

Modern four piece suite with a low level WC, built in wash hand basin, Whirlpool bath with feature lighting, generous walk-in shower and fully tiled throughout.

Gardens & Parking

To the front the driveway provides off road parking for two cars, with two useful storage facilities under the carport. The rear garden is enclosed with a lawn, pond and decked seating area.

Material Information - Littleborough

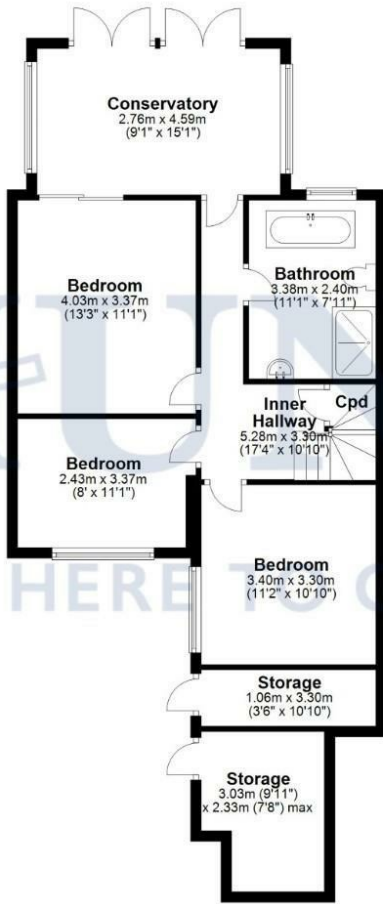
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

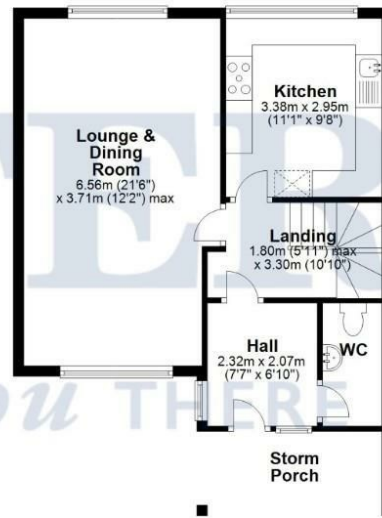
Lower Ground Floor

Approx. 75.2 sq. metres (809.8 sq. feet)



Ground Floor

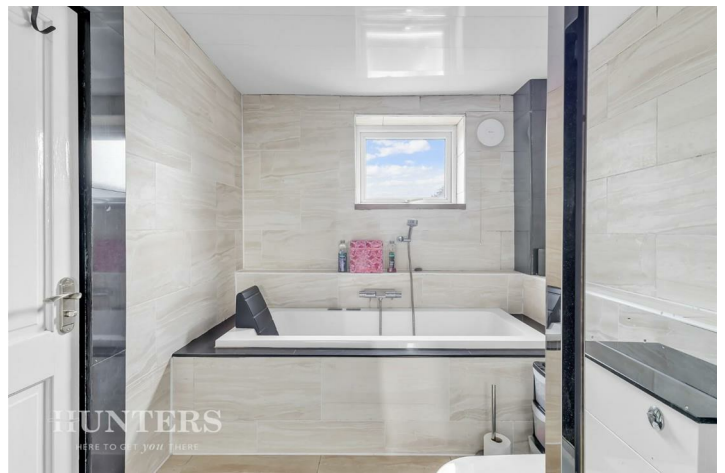
Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

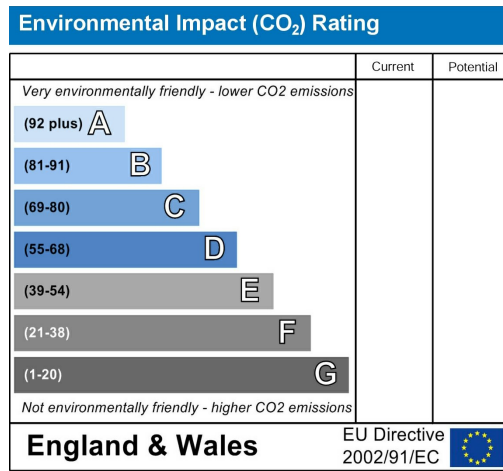
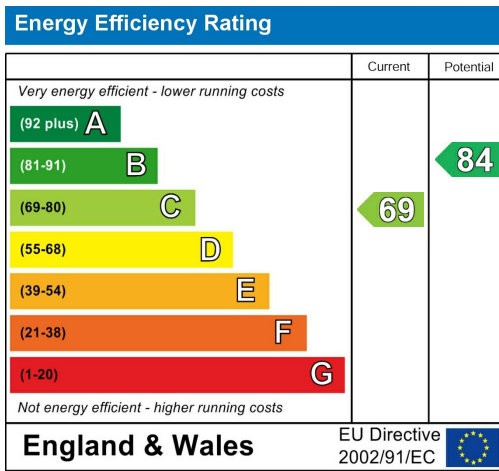
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph

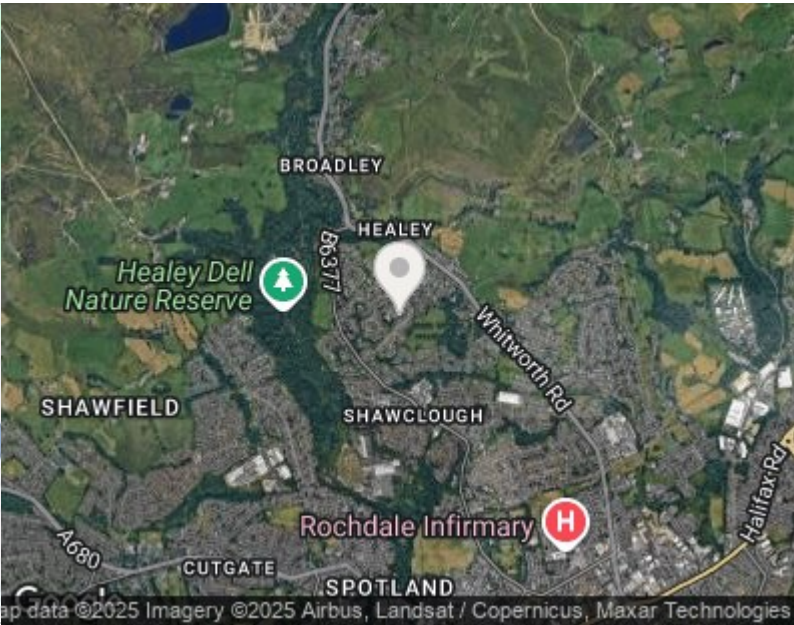


Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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