



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Leavengrave Court, Shawforth, Rochdale
- 4 Double Bedrom, Corner Terrace House
- Scope To Further Improve & Add Value
- Preferred Corner Position Overlooking The Green
- Local Amenities & Transport Connections Nearby
- Off Road Parking, (Non-Owned) Available
- VIEWING RECOMMENDED
- Contact Us To View - By appointment Only

10, Leavengrave Court, Rochdale, OL12 8NG

**£180,000**  
Offers Over



# 10, Leavengreave Court, Rochdale, OL12 8NG

**\*\*\* NEW \*\*\* - 4 DOUBLE BEDROOM, END CORNER TERRACE HOME - 4 Good Size Bedrooms, Front & Side Garden Area, Pleasant Outlook Over Adjacent Green, Scope To Improve & Add Value, Convenient Yet Comparatively Tucked-Away - VIEWING RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Leavengreave Court, Shawforth, Rochdale is a 4 double bedroom, corner terrace home in a preferred position overlooking adjacent green space. With generous bedroom spaces, the property offers good accommodation which has the benefit of nearby off road parking available, (not owned by the property), as well as scope to further improve and add value.

Internally, this property briefly comprises: Kitchen, Lounge / Dining Room, first floor Landing off to Bedrooms 1 & 2 and the Bathroom, second floor Landing off to Bedrooms 3 & 4. Externally, to the front and side of the property are garden areas and there is a pleasant outlook over the adjacent green.

Situated in a preferred corner position which has an attractive outlook over the adjacent green, this property is conveniently located within walking distance of a bus stop and in close proximity to local amenities too. Road and motorway links also give easy access to regional destinations and surrounding towns, including Rochdale, Todmorden, Bacup, Burnley and Rawtenstall.

**Kitchen 15'5" x 6'10"**

**Lounge / Dining 15'6" x 14'7"**

**Landing 5'1" x 12'7"**

**Bedroom 1 10'0" x 12'2"**

**Bedroom 2 10'1" x 9'6"**

**Bathroom 5'0" x 9'3"**

**2nd Landing 5'1" x 9'7"**

**Bedroom 3 15'0" x 12'3"**

**Bedroom 4 9'6" x 11'3"**

**Front & Side Garden**

**Agents Notes**

**Disclaimer**

