

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Shawclough Road, Rochdale, OL12 6LW

£180,000

THE PERFECT HOME

Nestled on the charming Shawclough Road in Rochdale, this delightful mid-terraced house is a true gem, presented and maintained to the highest standard. With immaculate presentation throughout, this property boasts two generously sized bedrooms, making it an ideal choice for small families or couples seeking a comfortable and stylish home.

The open-plan kitchen diner is a standout feature, offering a spacious and inviting area perfect for both cooking and entertaining. The neutral decoration throughout allows for personal touches, enabling you to easily make this house your own.

Step outside to discover a generously sized garden, complete with double gates that provide additional parking options if desired. Beyond the gate, a single parking space awaits, ensuring convenience for you and your guests. The property also offers stunning woodland views, adding to the tranquil atmosphere of this lovely home.

Situated in one of the most desirable locations in Rochdale, this property is ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this idyllic house your new home.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Shawclough Road, Rochdale, OL12 6LW

£180,000



- An Impressive Mid Terraced Property
- Spacious Rooms
- Off Road Parking
- Tenure - Leasehold
- Two Double Bedrooms
- Sought After Location
- EPC Rating - D
- Beautifully Presented
- Perfect Home
- Council Tax Band - A

Ground Floor

Entrance Vestibule

3'11 x 3'9 (1.19m x 1.14m)

Reception Room

15'3 x 14'2 (4.65m x 4.32m)

Kitchen/Dining Room

15'3 x 12'3 (4.65m x 3.73m)

First Floor

Landing

7'4 x 5'8 (2.24m x 1.73m)

Bedroom One

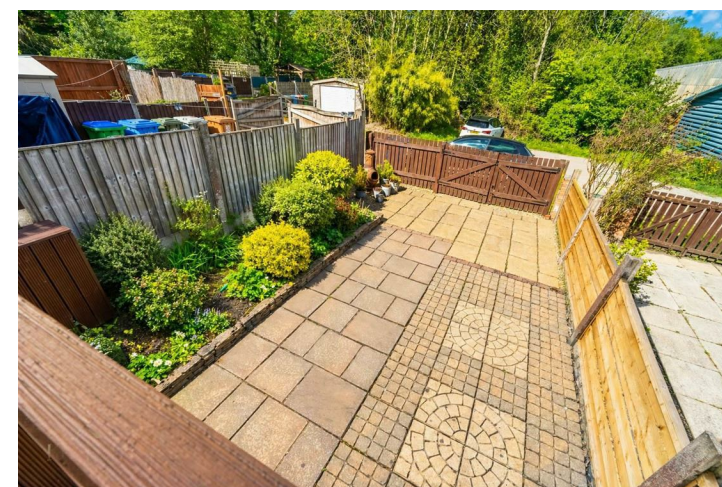
15'3 x 14'2 (4.65m x 4.32m)

Bedroom Two

12 x 7'6 (3.66m x 2.29m)

Bathroom

7'4 x 6'3 (2.24m x 1.91m)



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