

**Joseph Street, Shawclough OL12 6NB**  
**Offers invited in excess of £145,000**



**ADAMSONS BARTON KENDAL are delighted to introduce this beautiful terraced property in the heart of Shawclough. Boasting ample on-street parking, the home is ideally positioned close to local schools, shops and is just a short walk from Rochdale town centre. With bus routes and public transport links only a stone's throw away, the location is as convenient as it is desirable.**

The property welcomes you with a handy entrance vestibule leading into a cosy lounge featuring a gas fire. The fitted kitchen offers generous space for dining and benefits from patio doors that open out to the rear garden. A standout feature is the large basement, offering excellent potential to be converted into additional living space or a hobby room, such as a home gym or playroom. Upstairs comprises an extremely generous master double bedroom with fitted wardrobes, a second double bedroom with built-in storage and a family bathroom fitted with a bath, sink and toilet. Externally, the property enjoys a private, south-facing rear yard that is not overlooked. With an EPC rating of C and council tax band A, this charming home is perfect for first-time buyers or investors alike

### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

Lounge - 4.4 x 4.7 metres

Kitchen - 4.4 x 3.1 metres

### **Basement**

Cellar Room - 4.6 x 4.4 metres

### **First Floor**

Landing

Bedroom 1 - 4.5 x 4.7 metres

Bedroom 2 - 2.6 x 3.5 metres

Family Bathroom - 1.8 x 1.8 metres



## ADDITIONAL INFORMATION

Council Tax Band A

Tenure - to be confirmed

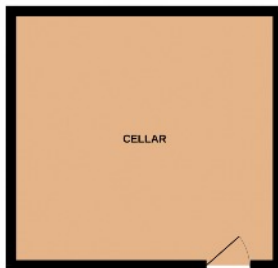
EPC - C

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

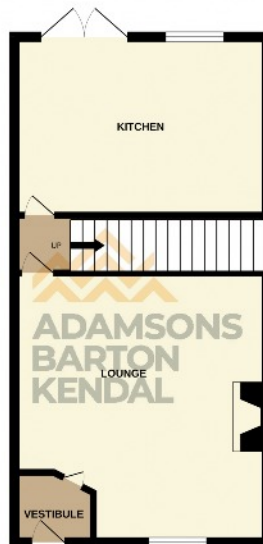


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BASMENT  
222 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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