



**Lowerfold Drive  
Rochdale OL12 7JA  
ASKING PRICE £495,000**

**ADAMSOMS BARTON KENDAL** are delighted to introduce this three bedroom detached bungalow nestled at the head of a cul-de-sac in the ever-popular location of Lowerfold Drive, Shawclough. Situated in a highly desired area, the property is conveniently placed close to local amenities and excellent public transport links, making it ideal for a wide range of buyers.

Set on a generous plot, the home boasts beautifully maintained gardens to both the front and rear, an attractive and spacious paved driveway, and a large double garage.

Internally, the property is exceptionally spacious and begins with a welcoming entrance hallway featuring a useful storage cupboard housing the alarm system. The heart of the home is the very large open-plan lounge and dining area, flooded with natural light and benefitting from patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The modern fitted kitchen offers ample storage and worktop space, complete with integrated ovens and a convenient breakfast bar, and is complemented by a separate utility area for added practicality.

The bungalow offers three bedrooms, including an extremely generous master bedroom with fitted wardrobes and the added benefit of an en suite wet room, a second double bedroom also with fitted wardrobes, and a third smaller room ideal for use as a home office or dressing room. The family bathroom comprises a corner bath with overhead shower, WC and wash basin.

Externally, the immaculately maintained rear garden is of an excellent size, featuring a paved patio directly outside the property, a further raised patio area, and extensive garden space offering fantastic potential for keen gardeners. Offered to the market with no onward chain, this superb bungalow is expected to be very popular and early viewing is highly recommended.

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**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).

**Accommodation**

Lounge: 4.29 x 6.38 metres

Dining Area: 3.71 x 3.18 metres

Kitchen: 3.71 x 3.11 metres

Utility:

Bathroom: 2.97 x 2.06 metres

Master Bedroom: 4.19 x 5.60 metres

En Suite wet room: 2.09 x 2.38 metres

Bedroom 2: 4.92 x 3.00 metres

Bedroom 3 : 3.71 x 2.25 metres

Garage: 5.50 x 4.54 metres





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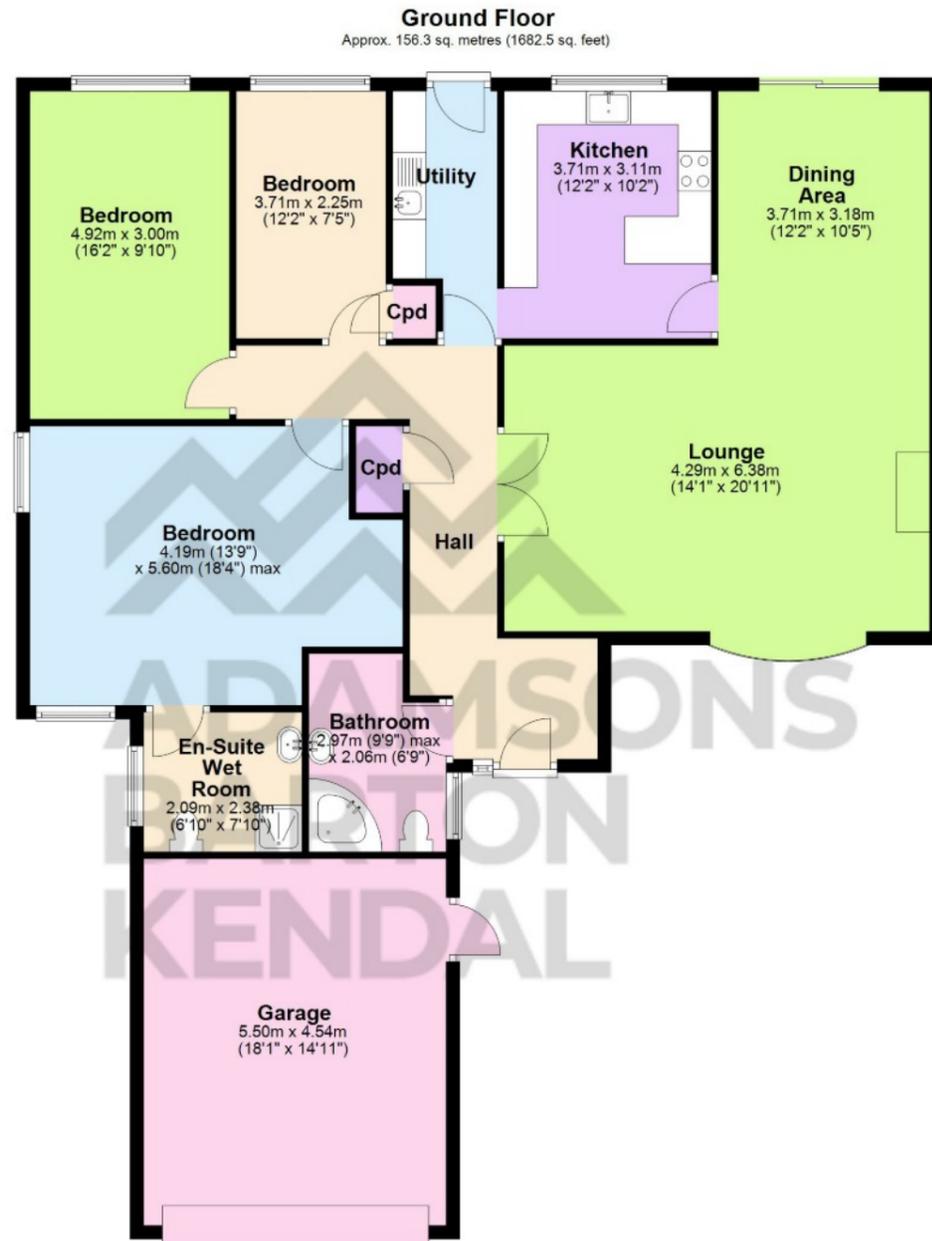


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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 156.3 sq. metres (1682.5 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

## Tenure

Freehold

## Council Tax Band

F

## Energy Performance Rating

D

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