



ADAMSONS BARTON KENDAL are delighted to introduce this well presented two-bedroom semi-detached property located in the popular Shawclough area. Tucked away in a corner position offering a good degree of privacy, the property benefits from a generously sized rear garden with a patio area, a feature not commonly offered by neighbouring properties. The home further benefits from a brand new boiler and offers potential to extend, subject to the relevant planning permissions, making it an excellent long-term prospect. The property also comes with an allocated parking space and is conveniently situated close to local amenities, public transport routes, Rochdale town centre and well-regarded local schools.

Viewing Strongly Recommended

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Internally, the accommodation comprises a cosy lounge and a spacious kitchen/diner with direct access to the rear garden. To the first floor are a double bedroom with fitted wardrobes, a further bedroom with useful storage space, and a modern three-piece bathroom suite with a bath and overhead shower. Offered to the market with no onward chain, this property is ideal for first-time buyers and investors alike.





Additional Information

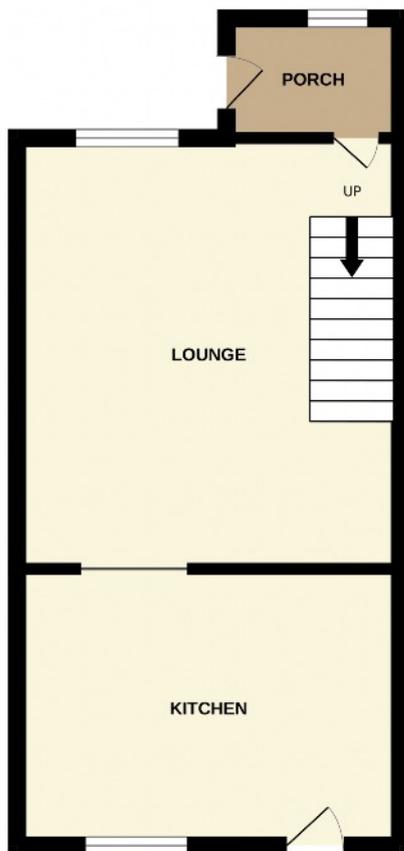
Council Tax Band - A

Energy Performance Cert - TBC

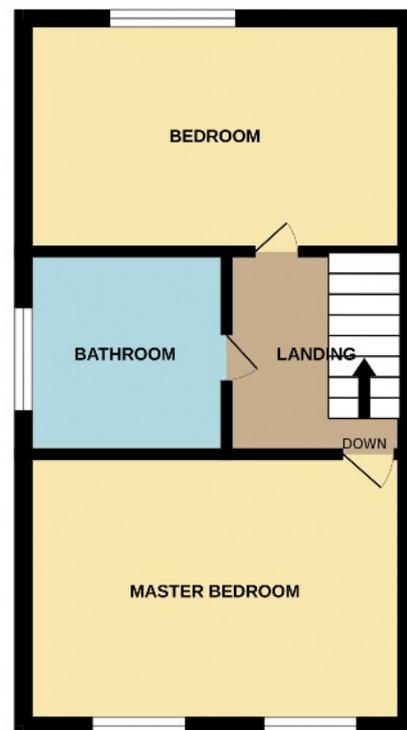
Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR



1ST FLOOR



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