

Dell Road, Shawclough OL12 6AZ

Offers invited in excess of £120,000



ADAMSONS BARTON KENDAL are delighted to present this immaculately presented and beautifully modernised two bedroom ground floor apartment, situated within the sought after development on Dell Road, Shawclough.

Ideally positioned on the doorstep of Healey Dell Nature Reserve, the property enjoys an excellent setting with easy access to countryside walks, local pubs, bars, restaurants, shops and highly regarded schools. The location is also ideal for commuters, with convenient access to motorway links, Rochdale Railway Station, Rochdale Metro link and local bus routes.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

Presented in turn key condition, the apartment has benefited from a range of recent upgrades throughout. The accommodation briefly comprises two double bedrooms, an open - plan living area and kitchen, together with a newly fitted three piece shower room suite.

The property is fully electric, with brand new heaters installed throughout, each benefiting from timer controls. Further benefits include allocating parking, visitor parking and a working intercom entry system, whilst the apartment is also fully alarmed.

The ground floor position is particularly desirable, providing easy access to the development's outdoor space and offering a great balance of modern apartment living and access to the outdoors.

A £114 per month service charge applies, covering communal maintenance including window cleaning, gardening, internal decoration and upkeep of the communal areas and hallways.

An excellent opportunity for first time buyers , working professionals downsizers or investors, this stylish and well presented apartment offers modern living in a highly desirable location. Early viewing is highly recommended.

Ground Floor

Kitchen/Lounge - 5.89 x 4.67 metres

Modern open - plan living space with a contemporary No1 Kitchens fitted kitchen, incorporating Bosch oven and grill, induction hob, Zanussi extractor, integrated fridge and freezer and a stainless steel sink. Laminate flooring, space for a dining table, UPVC french doors with multi pane glazing bars, plus fibre optic and sky connections.

Bedroom 1 - 2.79 x 2.97 metres

A spacious double bedroom with fitted fine line storage, dressing area and stylish wall mounted over bed storage cabinets finished with sleek silver handles. Further benefits include laminate flooring and Venetian blinds.

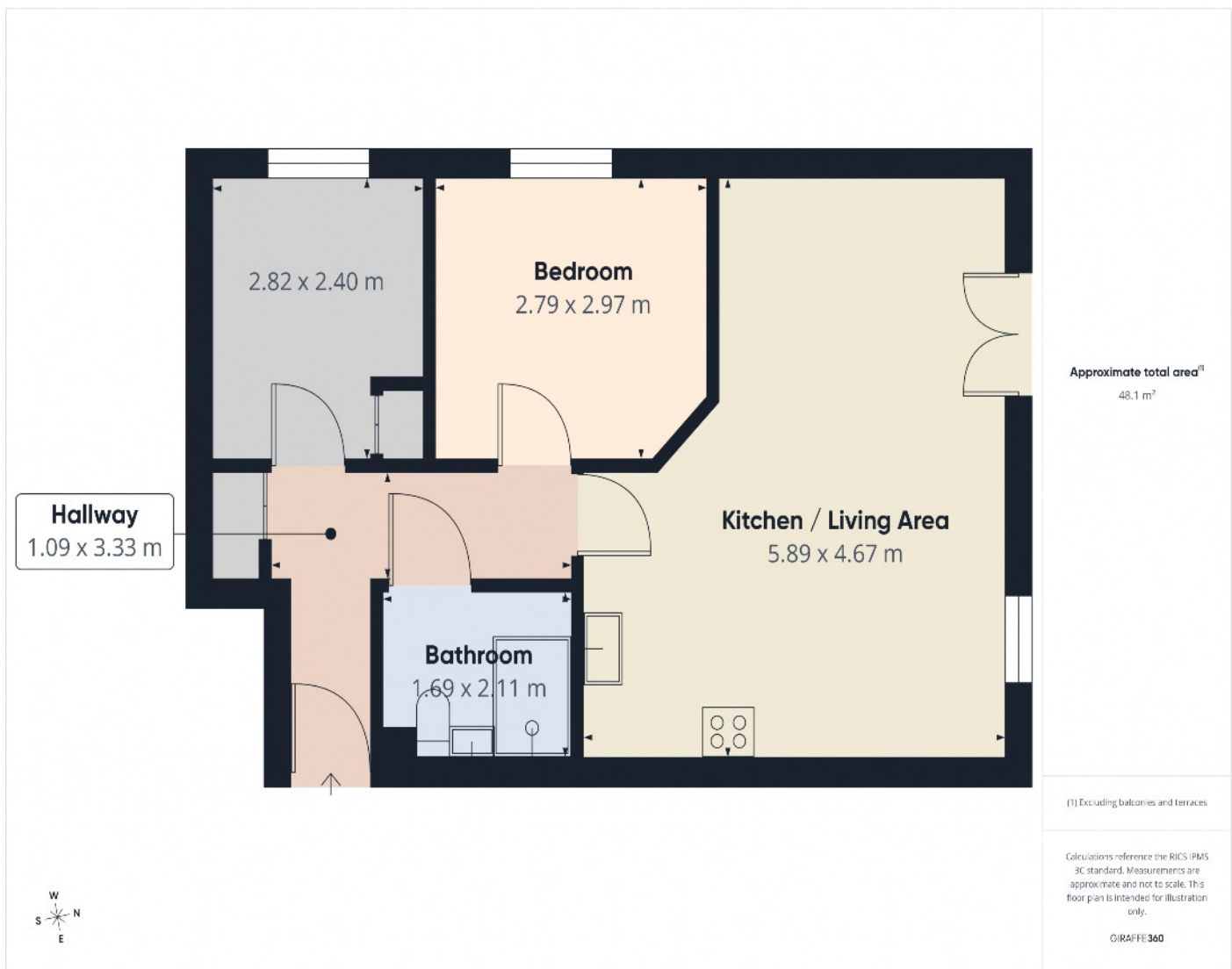
Hallway - 1.09 x 3.33 metres

A welcoming entrance hallway with laminate flooring and a useful built in storage cupboard.

Bathroom

Newly fitted to a high standard by Borough Bathrooms, featuring quality karndean vinyl flooring, LED heated mirror, wash hand basin, WC and glass sliding- door shower enclosure with power shower and concrete effect waterproof wall panels. Further benefits include a tall light oak wall hung storage cabinet, rustic floating shelves and a stylish black double layered heated towel rail.





Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Leasehold

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