



Foxglove Court
Shawclough, Rochdale OL12 6XF
ASKING PRICE £340,000

Adamsons Barton Kendal are delighted to introduce this beautifully presented four-bedroom detached family home in the highly desirable area of Shawclough.

This impressive property is perfect for families looking to upsize and is ideally positioned close to local bus routes, motorway links and within a short walk of Rochdale town centre. The home is also conveniently located near highly regarded schools and a wide range of local amenities, making it an excellent choice for family living.

Occupying a generous plot, the property benefits from extensive gardens to the rear and a spacious double driveway to the front, leading to a substantial tandem garage. The garage has previously been extended and offers fantastic versatility, with potential to be used as a workshop, additional storage space or even converted into further living accommodation if desired.

To the rear of the property is a beautiful patio area, ideal for enjoying the sun during the summer months. The south-facing garden is particularly impressive, offering a large outdoor space with terraced sections and dedicated gardening areas towards the bottom of the garden—perfect for keen gardeners. The upper section of the garden is level, providing a great space for families and children to relax and play. There is also excellent potential for further extension, including the possibility of building above the garage or extending to the rear (subject to the necessary planning permissions).

Internally, the property briefly comprises a spacious entrance porch leading into an inviting entrance hallway. To the left is a convenient downstairs WC along with useful storage for coats and shoes. The lounge and dining area is open plan, creating a bright and welcoming space for entertaining, complete with a stylish electric fire. The conservatory provides additional living space, filled with natural light, and could be utilised as a playroom, second sitting room or garden room.

The fitted kitchen is well appointed and includes integrated Neff appliances such as a dishwasher, extractor fan and hob, fridge freezer and oven, alongside a Bosch washing machine. The kitchen also offers space for stools or casual dining and benefits from a useful under-stairs pantry cupboard.

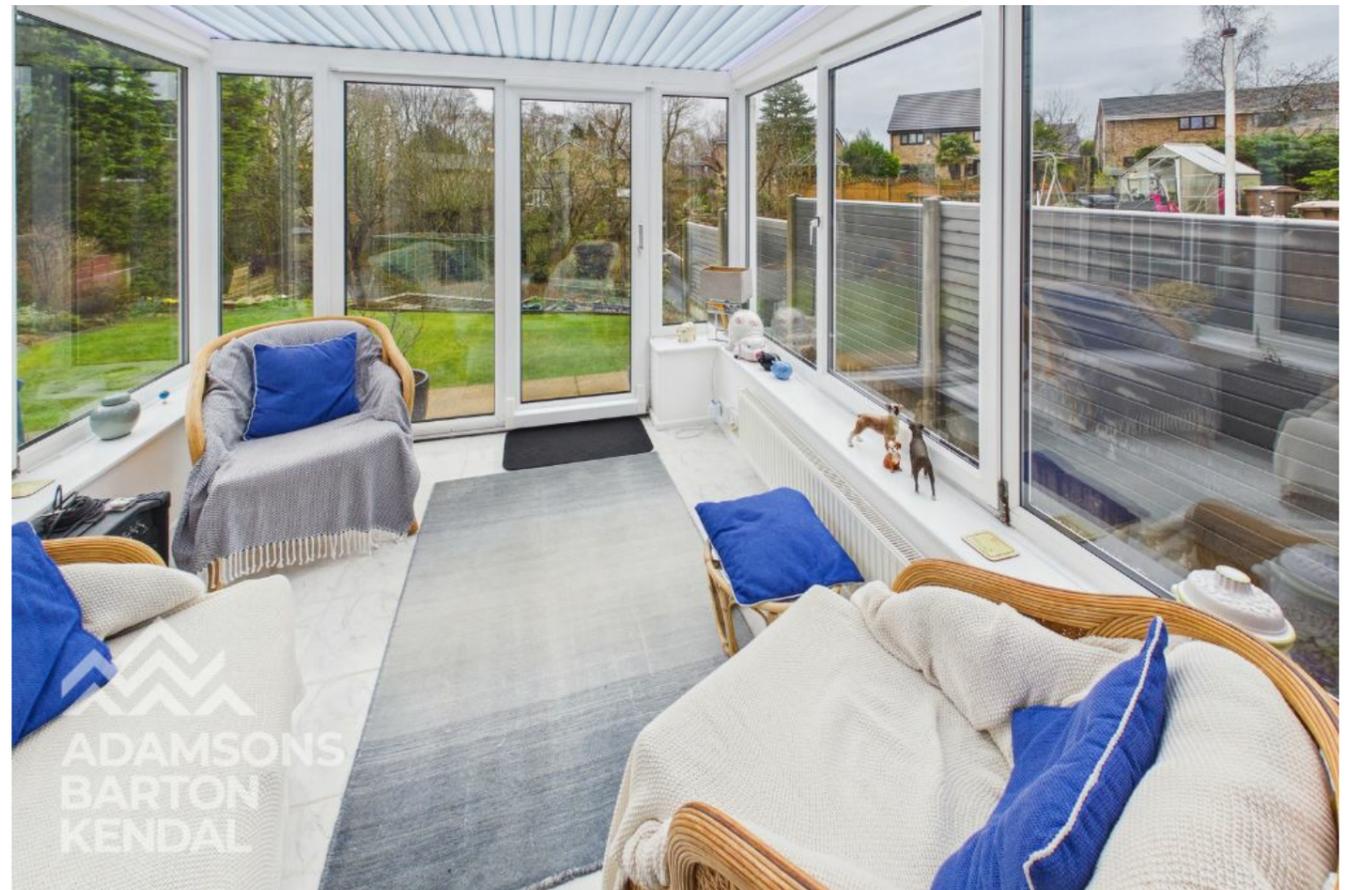
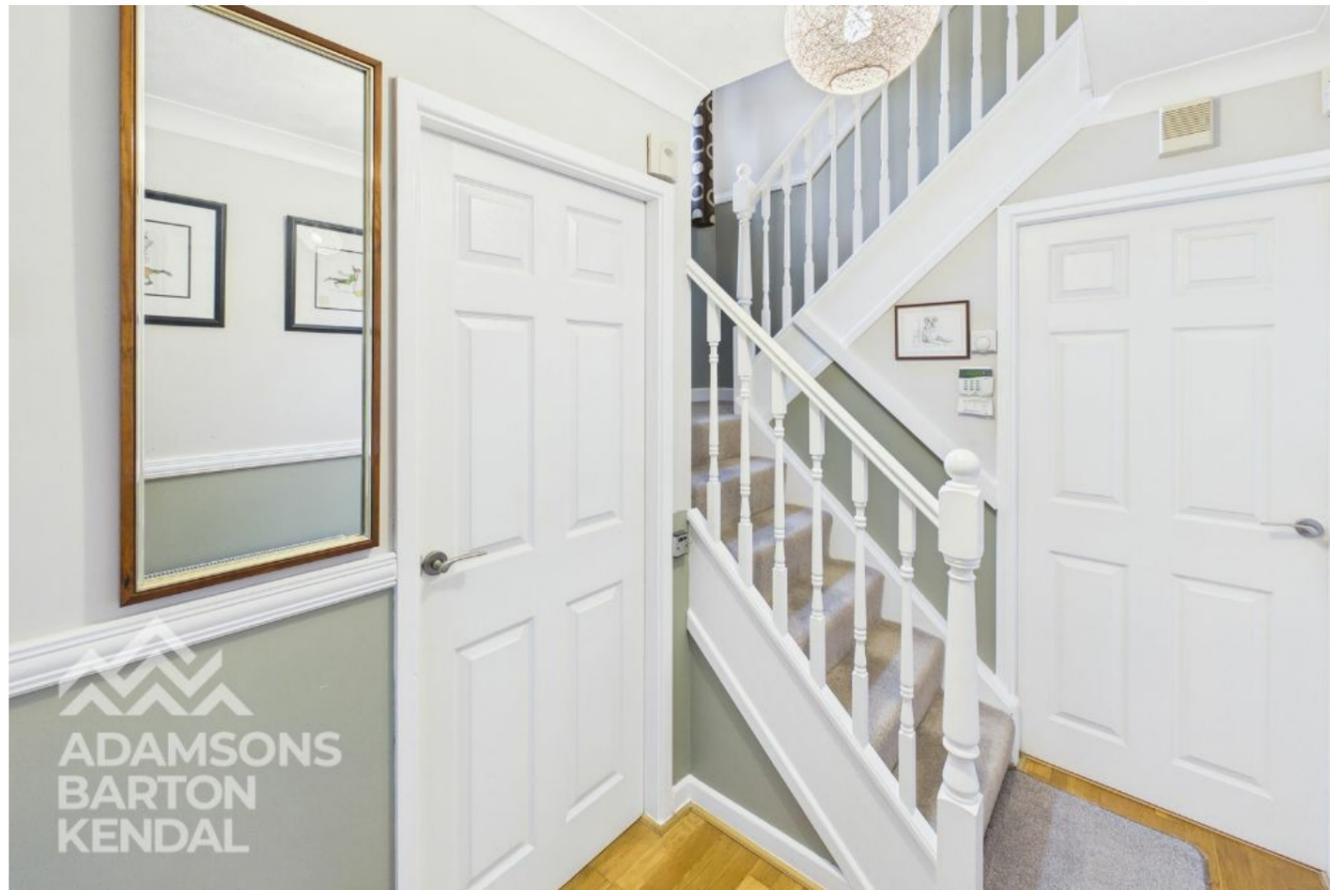
The garage can be accessed both internally and externally, adding further practicality.

To the first floor, the property offers a generous master bedroom along with three further bedrooms. One is currently used as a single bedroom, another as a home office, and the third as a cosy snug, providing flexible living options to suit modern family life. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin.

Additional benefits include a system and alarm system, providing added peace of mind and security.

This truly is a fantastic family home offering generous living space, a superb garden and excellent potential. Early viewing is highly recommended as properties of this calibre are not expected to remain on the market for long.

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Tenure

TBC

Council Tax Band

Band D

Energy Performance Certificate

TBC



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