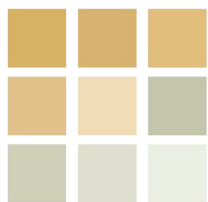




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40A SHAW ROAD
Rochdale, OL16 4SH
£245,000

40A SHAW ROAD

Property at a glance

- MODERN DETACHED TRUE BUNGALOW
- FOR SALE WITH NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION
- GOOD POTENTIAL TO CREATE INDIVIDUAL HOME
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- THREE BEDROOMS (TWO WITH FITTED FURNITURE)
- ATTACHED GARAGE PLUS DRIVEWAY
- GARDENS FRONT AND REAR

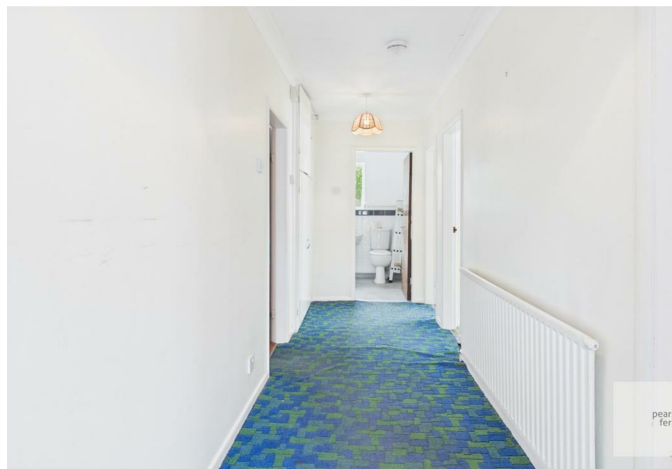
A modern detached true bungalow being offered for sale with no onward chain and providing good sized accommodation with good potential to create an individual home. The property is situated more or less across the road from St Cuthbert's RC High School and approximately 2 miles from Rochdale Centre, the M62 junction 20 is a short drive away providing access to both Manchester in one direction and Huddersfield and Leeds in the other. The accommodation does have upvc double glazing and combination gas central heating however some cosmetic work will be required to bring up to the latest standards. Briefly the property comprises: Entrance porch, spacious inner hall, good sized lounge, separate dining room, fitted kitchen, three bedrooms (two with fitted wardrobes) and three piece wet room with electric shower. To the outside there are lawned gardens to the front & rear with a side driveway leading to the attached single garage with up and over remotely operated door.

Tenure - Leasehold fro the residue of 950 Years from 1968

Ground Rent £15.15s per annum

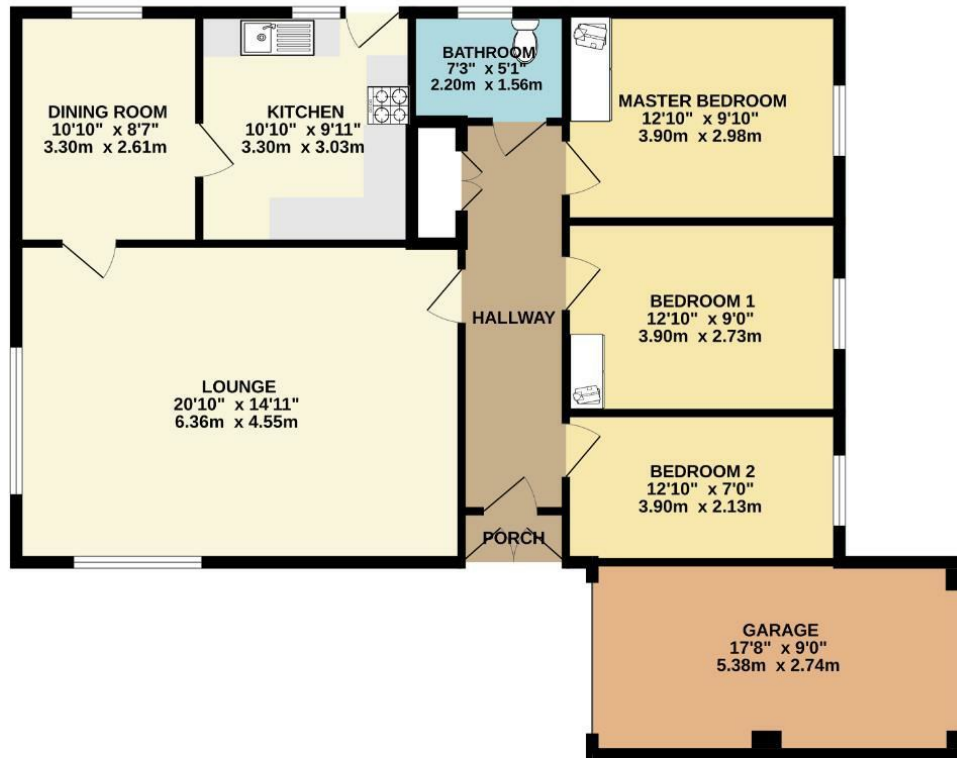
Council Tax Banding - E

EPC Rating - D

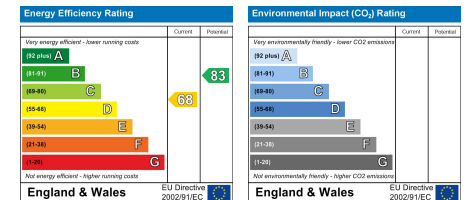




GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.