

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Shawfield Lane, Norden, OL12 7RQ

£200,000

Nestled on Shawfield Lane in the charming town of Norden, Rochdale this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 646 square feet, the property features a spacious living area that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests.

The house boasts two generously sized bedrooms, providing ample room for rest and personal space. The family bathroom is well-appointed with a three-piece suite, ensuring functionality for everyday living. Additionally, the property includes a practical kitchen that leads to a cellar, which serves as a utility area, enhancing the overall usability of the home.

One of the standout features of this property is its shared yard, perfect for enjoying the outdoors or hosting small gatherings. Located in a desirable area, the home is conveniently close to local schools, making it an excellent choice for families.

This terraced house on Shawfield Lane presents a wonderful opportunity for those seeking a comfortable and well-located residence in Rochdale. With its spacious layout and proximity to essential amenities, it is sure to appeal to a variety of buyers or renters looking for their next home.

Shawfield Lane, Norden, OL12 7RQ

£200,000



- Mid Terrace Property
- Lower Ground Floor Cellar/Utility Room
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'4 x 4'1 (1.32m x 1.24m)

Reception Room

14' x 13'9 (4.27m x 4.19m)

Kitchen

11'10 x 10'10 (3.61m x 3.30m)

Lower Ground Floor

Cellar/Utility Room

13'4 x 11'10 (4.06m x 3.61m)

First Floor

Landing

7'3 x 4'2 (2.21m x 1.27m)

Bedroom One

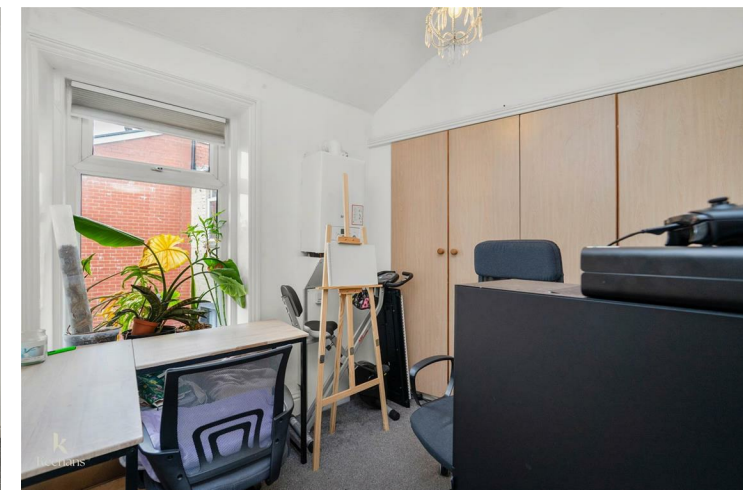
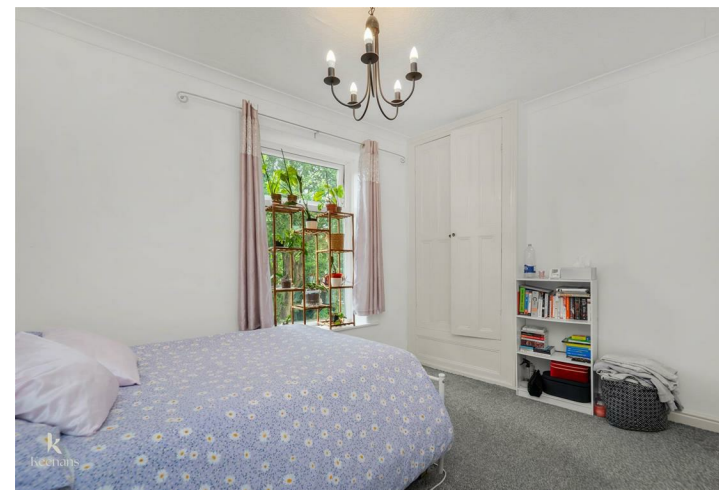
12'9 x 10'7 (3.89m x 3.23m)

Bedroom Two

9'6 x 8'2 (2.90m x 2.49m)

Bathroom

7'2 x 4' (2.18m x 1.22m)



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