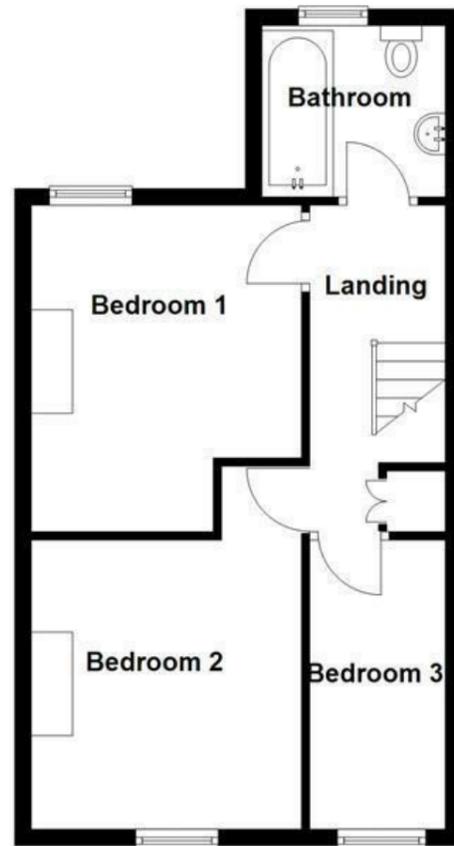
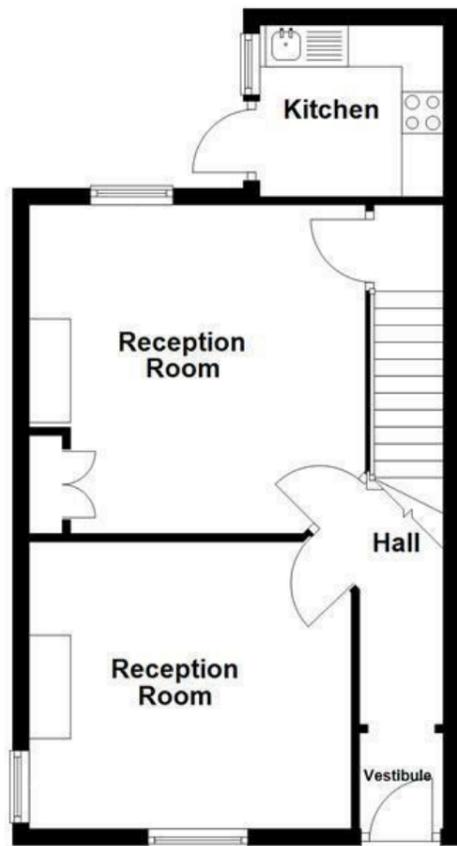
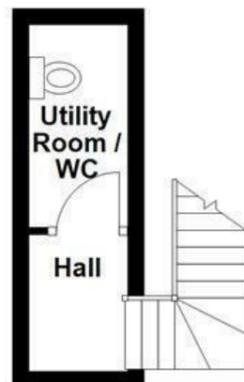


Ground Floor

First Floor

Lower Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	59		
(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.

Shaw Street, Rochdale, OL12 9SN

£180,000

THREE BEDROOM DETACHED HOUSE WITH LOW MAINTENANCE EXTERIORS

Nestled in the heart of Rochdale, this charming cottage on Shaw Street offers a delightful blend of comfort and convenience. The property is ideally situated, making it perfect for those who appreciate easy access to local amenities and transport links.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family gathering space. The cottage boasts spacious bedrooms, ensuring that everyone has their own sanctuary to retreat to at the end of the day. Additionally, there is a dedicated office space, making this property an excellent choice for those who work from home or run a small business.

The exterior of the cottage is designed for low maintenance, allowing you to spend more time enjoying your home and less time on upkeep. This feature is particularly appealing for busy families or professionals seeking a hassle-free living experience.

In summary, this cottage on Shaw Street is a wonderful opportunity for a small family or a budding entrepreneur. With its convenient location, generous living spaces, and low maintenance exterior, it presents a perfect blend of practicality and charm. Do not miss the chance to make this delightful property your new home.

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Shaw Street, Rochdale, OL12 9SN

£180,000



- Detached Property
- Fitted Kitchen
- Enclosed Rear Garden
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Two Reception Rooms
- On Street Parking
- Council Tax Band: B

Ground Floor

Vestibule

3'10 x 3'4 (1.17m x 1.02m)

UPVC double glazed entrance door, coving, part tile elevation, tiled floor and open access to hall.

Hall

9'10 x 3'4 (3.00m x 1.02m)

Central heating radiator, coving, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

12'9 x 11'5 (3.89m x 3.48m)

Two UPVC double glazed windows, central heating radiator, coving, smoke alarm and TV point.

Reception Room Two

13'4 x 13' (4.06m x 3.96m)

UPVC double glazed window, central heating radiator, picture rail, storage cupboard, door to lower ground floor and door to kitchen.

Kitchen

7'3 x 6'9 (2.21m x 2.06m)

UPVC double glazed window, smoke alarm, wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, glass splashback, plumbing for washing machine, space for fridge and UPVC double glazed frosted door to rear.

Lower Ground Floor

Hall

5'4 x 3'11 (1.63m x 1.19m)

Smoke alarm and door to utility room/WC.

Utility Room/WC

8' x 4'3 (2.44m x 1.30m)

Low flush WC, space for dryer, space for fridge and space for freezer.

First Floor

Landing

13'1 x 4'9 (3.99m x 1.45m)

Smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

13'1 x 11'6 (3.99m x 3.51m)

Hardwood double glazed window, central heating radiator and smoke alarm.

Bedroom Two

11'4 x 10'11 (3.45m x 3.33m)

UPVC double glazed window, central heating radiator, fitted desk and alcove storage.

Bedroom Three

11'6 x 5'5 (3.51m x 1.65m)

UPVC double glazed window, smoke alarm and TV point.

Bathroom

7'5 x 6' (2.26m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevation and wood effect floor.

External

Rear

Enclosed, artificial lawn, paving and gated access.



Tel: 01706396140

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