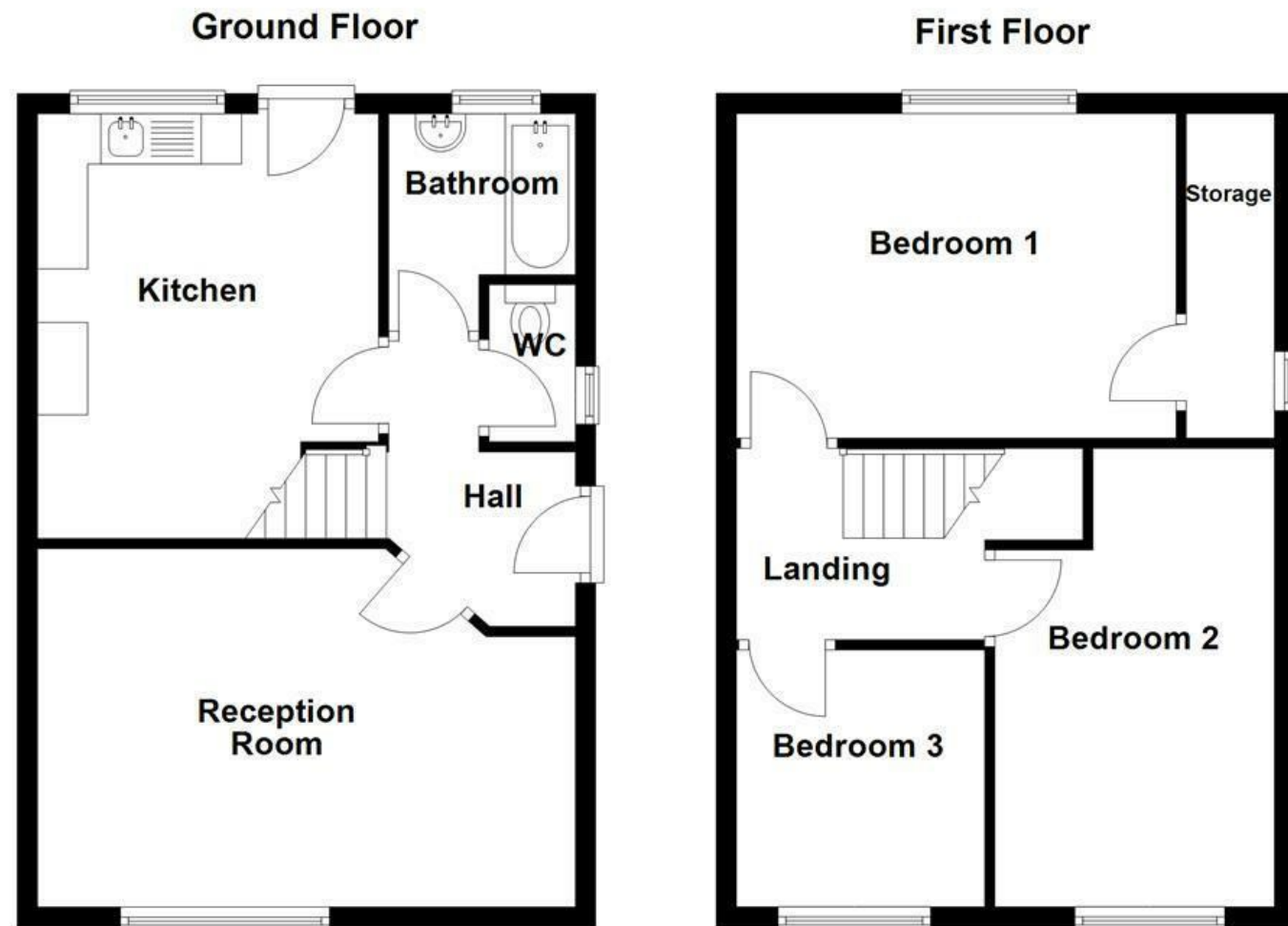




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Knowsley Crescent, Shawfirth, OL12 8HP

Offers Over £170,000

SPACIOUS SEMI DETACHED HOME WITH STUNNING VIEWS

Nestled in the charming semi-rural area of Shawfirth, Rochdale, this spacious semi-detached home on Knowsley Crescent is an ideal choice for families seeking comfort and tranquillity. The property boasts generous living spaces, perfect for family gatherings and everyday life.

One of the standout features of this home is its fantastic views, allowing residents to enjoy the beauty of the surrounding countryside right from their windows. The location is particularly appealing, as it is situated on a quiet close, ensuring a peaceful environment for both children and adults alike.

With its blend of spacious interiors and serene surroundings, this property offers a wonderful opportunity for those looking to settle in a family-friendly neighbourhood while still being close to the amenities of Rochdale. This home is not just a place to live; it is a place to create lasting memories.

Knowsley Crescent, Shawforth, OL12 8HP

Offers Over £170,000

 3  1  1  D

- Semi Detached Property
 - Spacious Reception Room
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Two Piece Bathroom With Separate WC
 - Freehold
- Fitted Kitchen
 - Rear Garden With Enviaible Views
 - Council Tax Band: A

Ground Floor

Hall

6'8 x 5'9 (2.03m x 1.75m)
UPVC entrance door, central heating radiator, stairs to first floor and doors to reception room, kitchen, bathroom and WC.

Reception Room

17'7 x 11'8 (5.36m x 3.56m)
UPVC double glazed window, central heating radiator, coving, fireplace with marble hearth and wood surround and TV point.

Kitchen

13'10 x 11'2 (4.22m x 3.40m)
UPVC double glazed window, central heating radiator, hardwood wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, tiled splash back, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed frosted door to rear.

Bathroom

7'1 x 5'9 (2.16m x 1.75m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, wood panelled bath with traditional taps and rinse head over, part tiled elevation and wood effect flooring.

WC

4'11 x 2'10 (1.50m x 0.86m)
UPVC double glazed frosted window, dual flush WC, part panel elevation and wood effect flooring.

First Floor

Landing

9'6 x 5'11 (2.90m x 1.80m)
Doors to three bedrooms.

Bedroom One

14'5 x 10'5 (4.39m x 3.18m)
UPVC double glazed window, central heating radiator and door to storage.

Storage

11 x 2'9 (3.35m x 0.84m)
UPVC double glazed frosted window, boiler access and wood effect flooring.

Bedroom Two

14'1 x 9'1 (4.29m x 2.77m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

8'11 x 8'1 (2.72m x 2.46m)
UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn and gravel drive for off road parking.

Rear

Paved patio, stone chip area and raised bedding.

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