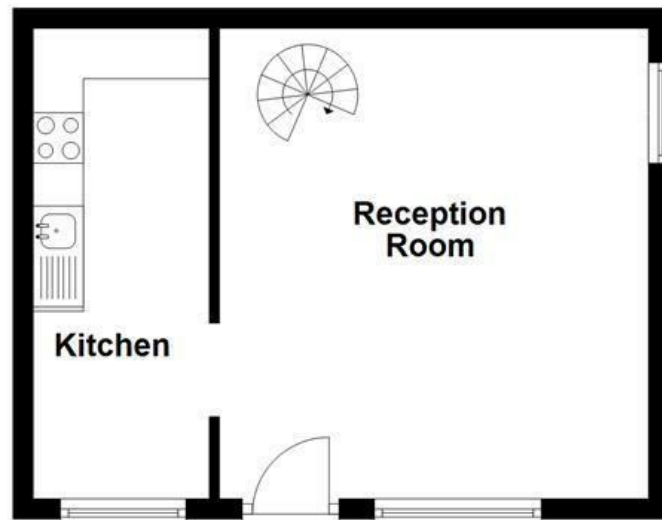
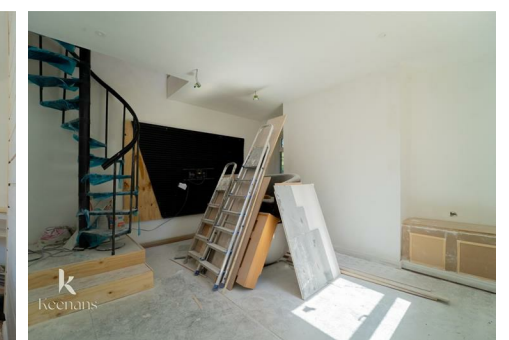
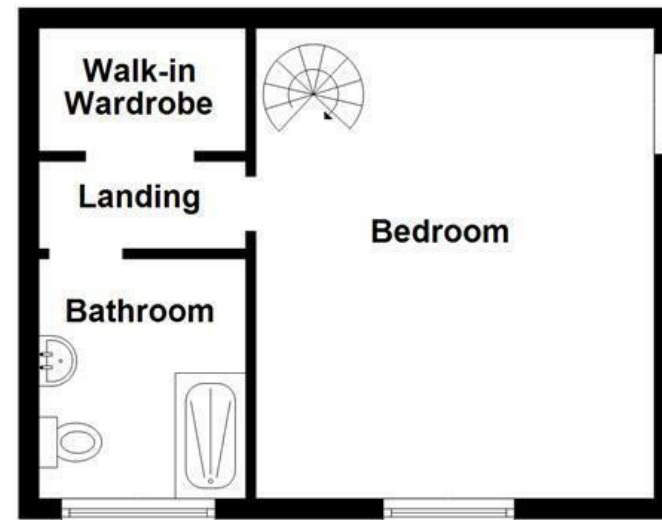


Ground Floor



First Floor



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

## Percy Street, Shawforth, OL12 8HQ

£110,000

STUNNING ONE BEDROOM PROPERTY.

Nestled on the charming Percy Street in Shawforth, Rochdale, spanning an impressive 721 square feet, this one-bedroom home is ideal for individuals or couples. Built in 1860, the property boasts a rich history while providing contemporary comforts.

Upon entering, you are welcomed into a generous reception room. The kitchen is equipped with modern fixtures and fittings, ensuring that cooking and meal preparation are both enjoyable and efficient. The large bedroom is a standout feature, providing ample space for rest and rejuvenation. Additionally, the property includes a walk-in wardrobe, offering convenient storage and a touch of luxury to your daily routine.

With its prime location in Shawforth, residents can enjoy the tranquillity of a quaint neighbourhood while being within easy reach of local amenities and transport links. This property presents a wonderful opportunity to own a piece of history, combined with the comforts of modern living. Whether you are a first-time buyer or looking to downsize, this charming home is not to be missed.

For more information or to book a viewing, please contact our Rochdale branch as soon as possible.

# Percy Street, Shawforth, OL12 8HQ

£110,000



- End Terrace Property
- Walk In Wardrobe
- Leasehold
- One Bedroom
- Three Piece Shower Room
- Council Tax Band A
- Fitted Kitchen
- Renovation Project
- EPC Rating TBC

## Ground Floor

### Reception Room

15'4 x 14 (4.67m x 4.27m)

### Kitchen

15'4 x 5'9 (4.67m x 1.75m)

## First Floor

### Landing

6'2 x 3'4 (1.88m x 1.02m)

### Bedroom One

15'4 x 13'4 (4.67m x 4.06m)

### Walk in Wardrobe

6'2 x 4 (1.88m x 1.22m)

### Bathroom

7'9 x 6'1 (2.36m x 1.85m)



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