



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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.

Gertrude Street, Shawforth, OL12 8HH

Offers Over £160,000

A PERFECT GARDEN FRONTED MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, two double bedrooms, stunning kitchen diner and stunning woodland and field views to the rear, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Shawforth.

With stunning gardens, two living areas and beautiful cast iron stove in the living room, this enviable property would be perfect for any small family or as a first time home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bacup, Rochdale and major motorway links.

The property comprises briefly; a spacious reception room leads on to an inner hallway and staircase to the first floor. The inner hallway leads through to a fantastic second living area and staircase down to the lower ground floor. The lower ground floor houses a utility room, store room which is equipped for a WC and impressive, newly fitted kitchen diner. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite.

Externally there is an enclosed laid to lawn garden with patio and bedding areas to the front. To the rear there is a communal patio area with access to a laid to lawn garden which offers breath taking woodland and stream views.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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Offers Over £160,000



- Tenure Leasehold
- Off-Road Parking
- Three Piece Bathroom Suite
- Easy Access To Major Network Links And Close Proximity To Amenities

- Council Tax Band A
- Two Double Bedroom Mid Terraced Property
- Envious Woodland Views

- EPC C
- Contemporary Fitted Kitchen
- Ideal First Time Buy Or For A Small Family

Ground Floor

Entrance

Via a composite double glazed front door to lounge.

Lounge

12'5 x 8'8 (3.78m x 2.64m)

UPVC double glazed window, central heating radiator, under stairs storage, over door storage, door to inner hall and stairs to first floor.

Inner Hall

3'5 x 2'2 (1.04m x 0.66m)

Spotlights, door to reception room and stairs down to lower ground floor.

Reception Room

15' x 14'9 (4.57m x 4.50m)

Hard wood double glazed window, central heating radiator, cast iron multi fuel burner with exposed stone hearth surround, television point and stone flag flooring.

Lower Ground Floor

Hall

8'6 x 7'10 (2.59m x 2.39m)

Central heating radiator, two store cupboards, doors to kitchen/diner, utility room and store room.

Utility Room

5'11 x 4' (1.80m x 1.22m)

Central heating radiator, cream gloss wall and base units, granite effect surface, plumbed for washing machine, dryer, spotlights, tiled elevation and tiled floor.

Shower Room / Store Room

5'11 x 2'5 (1.80m x 0.74m)

Spotlights and plumbed for WC.

Kitchen/Diner

15' x 14'9 (4.57m x 4.50m)

UPVC double glazed window, central heating radiator, range of grey panelled wall and base units, wood effect surface, composite one and a half sink and drainer with high spout spring neck mixer tap, space for two door range, integrated extractor hood, integrated fridge freezer and bin store, open fire with exposed stone, spotlights, three feature wall lights, stone flag floor and UPVC double glazed patio doors to rear.

First Floor

Landing

9'1 x 4'7 (2.77m x 1.40m)

Central heating radiator, loft access, integrated linen cupboard, doors to two double bedrooms and bathroom.

Bedroom One

9'10 x 14'10 (3.00m x 4.52m)

Hard wood double glazed window and central heating radiator.

Bedroom Two

11'6 x 8'9 (3.51m x 2.67m)

UPVC double glazed sash window and central heating radiator.

Bathroom

9'6 x 4'6 (2.90m x 1.37m)

UPVC double glazed window, central heating radiator, three piece suite, low bowl WC, panel bath with mixer tap, direct feed shower, pedestal wash basin, tiled elevation, integrated linen cupboard, spotlights, extractor fan and lino floor.

External

Front

Laid to lawn garden



Tel: 01706396140

www.keenans-estateagents.co.uk