



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

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Market Street, Shawforth, OL12 8HA

Offers Over £210,000

A STYLISH THREE BEDROOM HOME SET OVER THREE FLOORS - WITH A GARAGE

Nestled on Market Street in the charming village of Shawforth, Rochdale, this beautifully presented mid-terrace house offers a perfect blend of modern living and comfort. Spanning three floors, this delightful home is ideal for a growing family seeking both space and style.

Upon entering, you are greeted by two spacious reception rooms on the ground floor, providing ample space for relaxation and entertaining. The heart of the home lies in the lower ground floor, where you will find a modern and stylish kitchen and dining area, perfect for family meals and gatherings. The contemporary design and functionality of this space make it a joy to cook and dine in.

The first floor boasts three well-proportioned bedrooms, ensuring that everyone has their own personal retreat. A contemporary bathroom completes this level, offering a serene space for unwinding after a long day.

The property features low-maintenance exteriors, including a garage and parking to the rear, making it convenient for busy families. With its tasteful presentation, this home is ready for you to move straight in without the need for any immediate renovations.

In summary, this three-bedroom mid-terrace house on Market Street is a wonderful opportunity for those looking for a stylish and practical family home in a friendly community. Don't miss the chance to make this lovely

Market Street, Shawforth, OL12 8HA
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3 1 3 C

- Stunning Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Exterior
 - Council Tax Band A

Ground Floor

Entrance Hall

16'2 x 3'4 (4.93m x 1.02m)
Composite double glazed frosted front door, central heating radiator, solid wood flooring, door to reception room one and stairs to first floor.

Reception Room One

11'8 x 11'7 (3.56m x 3.53m)
UPVC double glazed window, central heating radiator, gas log burning effect stove, solid wood flooring and double doors to reception room two.

Reception Room Two

14'7 x 14'7 (4.45m x 4.45m)
Two UPVC double glazed windows, central heating radiator, television point, wall mounted remote fire, solid wood flooring and stairs to lower ground floor.

Lower Ground Floor

Landing

Door to utility and steps to kitchen.

Kitchen

15'6 x 13'10 (4.72m x 4.22m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with Corian work surfaces, central island with breakfast bar, Rangemaster cooker with five ring gas hob, hotplate and extractor hood, composite sink and drainer with mixer tap, plumbing for dishwasher and washing machine, enclosed boiler, space for American-style fridge freezer, spotlights, tiled flooring, open to dining room, door to WC and UPVC double glazed stable door to rear.

WC

5'2 x 2'4 (1.57m x 0.71m)
Dual flush WC with wash basin over cistern and mixer tap and tiled flooring.

Dining Room

9'0 x 8'3 (2.74m x 2.51m)
Central heating radiator, coving, spotlights and tiled flooring.

Utility

10'1 x 3'9 (3.07m x 1.14m)
Central heating radiator, space for dryer and tiled flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, four feature wall lights, doors leading to three bedrooms and bathroom.

Bedroom One

11'9 x 10'1 (3.58m x 3.07m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'7 x 8'7 (3.53m x 2.62m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

11'6 x 6'8 (3.51m x 2.03m)
UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)
Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, L-shaped tiled panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, spotlights, extractor fan, tiled elevations, LED illuminated mirror and tiled flooring.

External

Rear

Enclosed paved yard with gate to off road parking and access to garage.

Front

Enclosed paved courtyard with artificial lawn.

