



Market Street, Rochdale, OL12 8EG

£250,000

AN EXQUISITE STONE BUILT SEMI DETACHED COTTAGE PROPERTY

Nestled on Market Street in the charming village of Shawforth, Rochdale, this outstanding semi-detached cottage is a remarkable find, steeped in nearly three hundred years of history. With its unique character and charm, this property offers a delightful blend of traditional features and modern conveniences, making it an ideal choice for families or investors alike.

Significant renovations have already been completed, including the installation of new radiators, central heating, and fresh plastering, providing a solid foundation for your personal touch. The interior presents a blank canvas, allowing you to design the space to suit your needs, whether you envision a warm family home or a conversion into flats or two separate dwellings.

The property boasts generous garden space, complete with separate access to the rear, perfect for outdoor activities or simply enjoying the stunning views that surround the cottage. The abundance of space both inside and out ensures that this home can accommodate a variety of lifestyles and preferences.

This semi-detached cottage is not just a house; it is a place where memories can be made and cherished. With its versatile layout and prime location, it is a property that truly should not be missed. Whether you are looking to settle down with your family or seeking an investment opportunity, this cottage offers endless possibilities. Come and experience the charm and potential

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		
	72	81
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.

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- Stone Built Semi Detached Cottage
 - Generous Gardens With Separate Rear Access
 - On Street Parking
 - Tenure - Freehold
- Bursting With Character And Potential
 - Suitable For Family Home Or Development Opportunity
 - EPC Rating - C
- Extensive Renovation Works Completed
 - Stunning Countryside Views
 - Council Tax Band - TBC

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'6 x 4'9 (1.68m x 1.45m)

Central heating radiator, smoke alarm, spotlights, wood effect laminate flooring, doors to reception room and kitchen diner, stairs to first floor.

Reception Room

17'7 x 17'6' (5.36m x 5.33m')

UPVC double glazed leaded window, two central heating radiators, exposed beams, stone fireplace, two store cupboards.

Kitchen Diner

17'7 x 17'6 (5.36m x 5.33m)

Two UPVC double glazed leaded window, central heating radiator, a range of panelled wall and base units, hardwood surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric oven and four ring induction hob and extractor hood, space for fridge freezer and dishwasher, exposed beams, cast iron multi fuel burner with stone fireplace, spotlights, stone flag flooring, door to stairs to lower ground floor.

Lower Ground Floor

Cellar Room One

18 x 17'7 (5.49m x 5.36m)

Five UPVC double glazed leaded windows, central heating radiator, exposed beams, storage cupboard, water tank, hardwood single glazed stable door to rear, door to cellar room two.

Cellar Room Two

17'7 x 17'9 (5.36m x 5.41m)

Four UPVC double glazed leaded windows, central heating radiators, exposed beams.

First Floor

Landing

14'9 x 9'11 (4.50m x 3.02m)

UPVC double glazed leaded window, central heating radiator, doors to three bedrooms and and bathroom.

Bedroom One

17'7 x 11'3 (5.36m x 3.43m)

Two UPVC double glazed leaded windows, central heating radiators, spotlights.

Bedroom Two

17'9 x 7'5 (5.41m x 2.26m)

UPVC double glazed leaded window, central heating radiator, exposed beams.

Bedroom Three

11'9 x 7'6 (3.58m x 2.29m)

Two UPVC double glazed leaded window, central heating radiator, loft access.

Bathroom

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed leaded window, central heating radiator, four piece suite comprising of a rolltop clawfoot freestanding bath with mixer tap and rinse head, a high basin WC, a pedestal wash basin with mixer tap and a bidet, tiled elevations, storage cupboard, hardwood flooring.

External

Rear

Enclosed laid to lawn garden with paving areas.

