






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## East View, Shawforth, OL12 8NT

### £189,950

A DECEPTIVELY SPACIOUS HOME SET OVER FOUR FLOORS

Nestled in the charming area of East View, Shawforth, Rochdale, this delightful house offers a surprisingly spacious living experience spread over four well-designed floors. With three bedrooms and a well-appointed bathroom, this property is ideal for a professional couple or a small family seeking comfort and convenience without the burden of extensive garden maintenance.

Upon entering, you will be greeted by a generous reception room that flows seamlessly into a modern kitchen diner, perfect for both entertaining and everyday living. The interior is tastefully finished with contemporary decor, while character features such as exposed stonework add a unique touch, creating a warm and inviting atmosphere throughout.

The property also boasts a useful cellar for additional storage, as well as an attic space that can serve as a bedroom or study, providing flexibility to suit your lifestyle needs. The low-maintenance exteriors ensure that you can enjoy your home without the demands of a high upkeep garden, allowing you more time to relax and unwind.

Situated in a semi-rural position, this home offers the best of both worlds, with easy access to the neighbouring towns of Bacup and Rochdale. Whether you are commuting for work or seeking local amenities, this location provides a perfect balance of tranquillity and convenience.



# East View, Shawforth, OL12 8NT

## £189,950

 3  1  1  E

- Semi Detached Property In Rural Location
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: E
- Three Double Bedrooms
  - Attic Bedrooms Has En Suite WC
  - Tenure: Leasehold
- Spacious Reception Room
  - Yard To Side And Rear
  - Council Tax Band: A

### Ground Floor

#### Porch

3'9 x 3'9 (1.14m x 1.14m)  
UPVC double glazed entrance door and door to reception room.

#### Reception Room

14'7 x 14'4 (4.45m x 4.37m)  
UPVC double glazed window, central heating radiator, ceiling rose, coving, log burner, stone fireplace and surround and open access to inner hall.

#### Inner Hall

Stairs to first floor and open access to kitchen.

#### Kitchen

14'7 x 11'10 (4.45m x 3.61m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, space for fridge freezer, enclosed boiler, wood effect flooring, stairs for lower ground floor and door to conservatory.

#### Conservatory

14'4 x 8'6 (4.37m x 2.59m)  
UPVC double glazed windows, pitched polycarbonate roof, central heating radiator and UPVC double glazed door to front.

### Lower Ground Floor

#### Cellar

13'10 x 6'7 (4.22m x 2.01m)  
Plumbing for washing machine and door to front.

### First Floor

#### Landing

UPVC double glazed window, smoke alarm, door to stairs to second floor and doors to two bedrooms and bathroom.

#### Bathroom

8'3 x 4'6 (2.51m x 1.37m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over and wood effect flooring.

#### Bedroom One

14'5 x 14'2 (4.39m x 4.32m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'5 x 9'9 (4.39m x 2.97m)  
UPVC double glazed windows and central heating radiator.

### Second Floor

#### Attic Room

13'10 x 10'10 (4.22m x 3.30m)  
Two Velux windows, and doors to bedroom three.

#### Bedroom Three

13'9 x 10' (4.19m x 3.05m)  
Two Velux windows, central heating radiator and door to en suite WC.

#### En Suite WC

5'1 x 3'8 (1.55m x 1.12m)  
Dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

#### External

#### Side

Patio and steps to front entrance door.

#### Rear

Yard with bedding areas.



Tel: 01706396140

www.keenans-estateagents.co.uk