



## Shawclough Way, Rochdale, OL12 6EE

### Offers Over £190,000

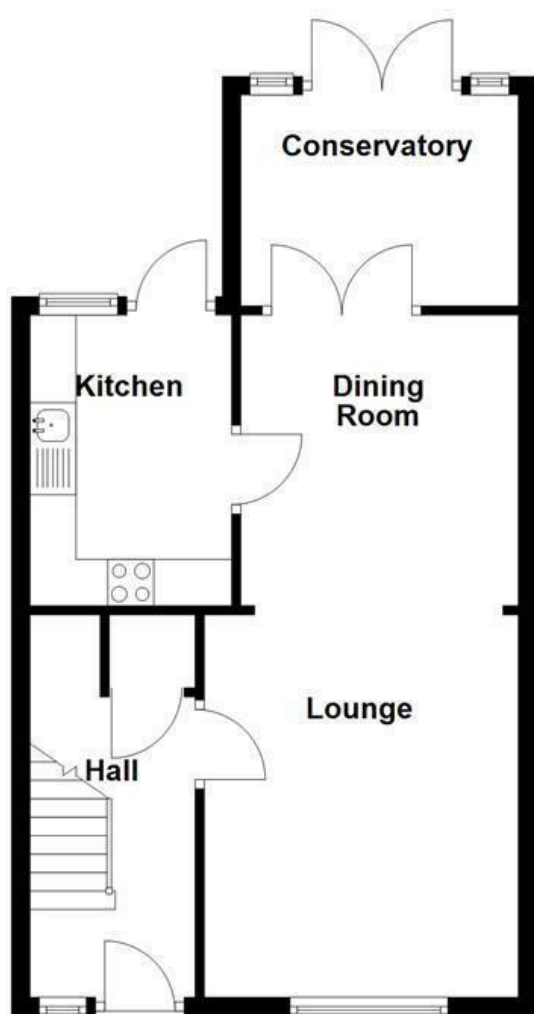
This 3-bedroom semi-detached property presents a fantastic opportunity for those looking to put their own stamp on a home. While in need of some updating throughout, the property offers spacious accommodation and potential for modernisation to create a comfortable family home.

The ground floor features a generous living room, a separate dining room, and a kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering plenty of scope for improvement.

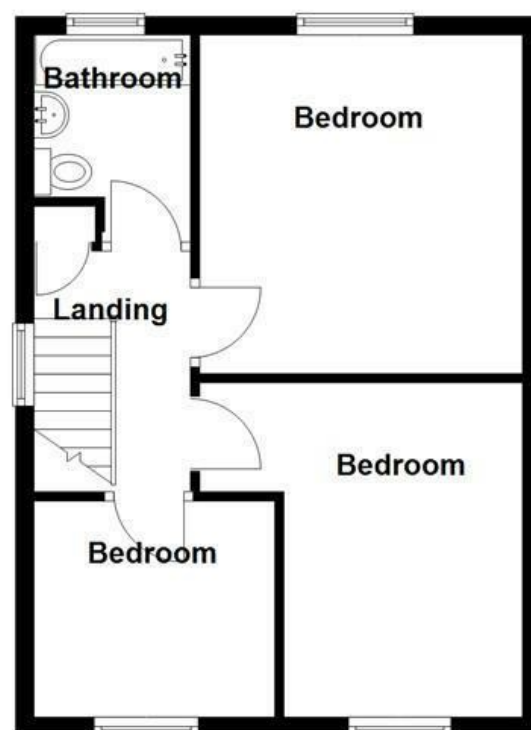
Externally, the property enjoys a private rear garden, A separate garage, with the potential to enhance both outdoor spaces.

Located in a popular area with good local amenities, schools, and transport links, this property is perfect for first-time buyers or those looking for a renovation project. With a little investment, this home could become a fantastic family property. Early viewing is recommended.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.



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 3  1  2  E

- Tenure - Leasehold
- Council Tax Band - B
- EPC Rating - Pending
- Garden to Rear
- On Street Parking

### Lounge

11'5" x 11'1" (3.5m x 3.4m)

### Dining Room

10'2" x 9'10" (3.1m x 3m)

### Kitchen

10'2" x 7'6" (3.1m x 2.3m)

### Conservatory

9'10" x 7'6" (3m x 2.3m)

### Bedroom One

8'6" x 11'5" (2.6m x 3.5m )

### Bedroom Two

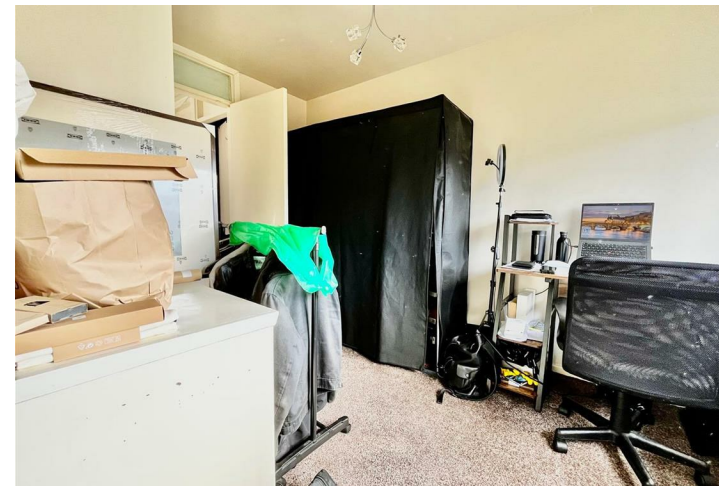
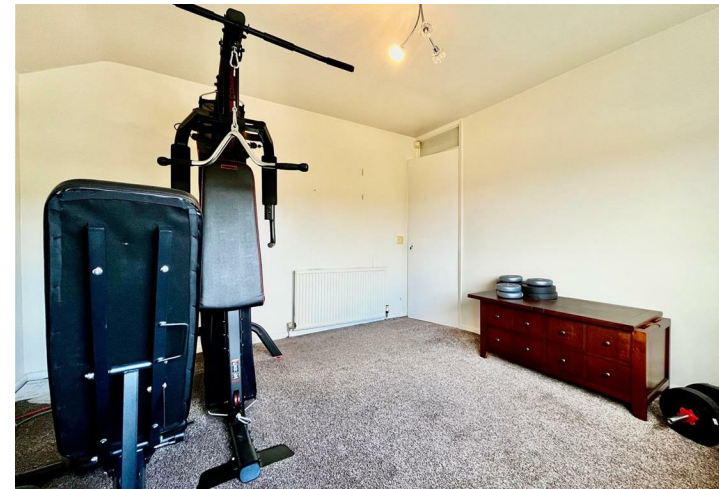
10'5" x 11'5" (3.2m x 3.5m)

### Bedroom Three

8'6" x 7'2" (2.6m x 2.2m)

### Bathroom

5'10" x 6'6" (1.8m x 2m)



Tel: 01706396140

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