



9

New Street

Shawclough Rochdale OL12 6NS

£119,950



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- 3 storey cottage
- Garden to rear
- 2 reception + cellar
- Dining-kitchen
- 3 beds & bathroom
- Attractive character property





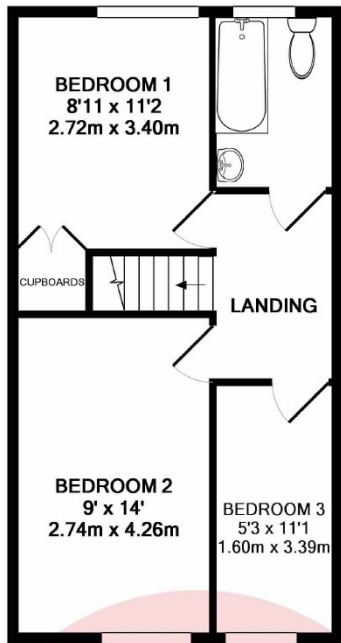
An attractive 3 storey cottage with garden, situated in the popular village of Shawclough within walking distance of schools, shops and Nature Reserve. The property offers spacious living accommodation with 2 reception rooms, dining-kitchen, cellar, 3 bedrooms and bathroom. Viewing is essential to fully appreciate.

Extensive improvements have been carried out to include a re-roof, upgrading to the wiring, new central heating boiler, new windows, new rendering and damp-proofing where necessary, tanking to the basement and much more. Further details available on request.

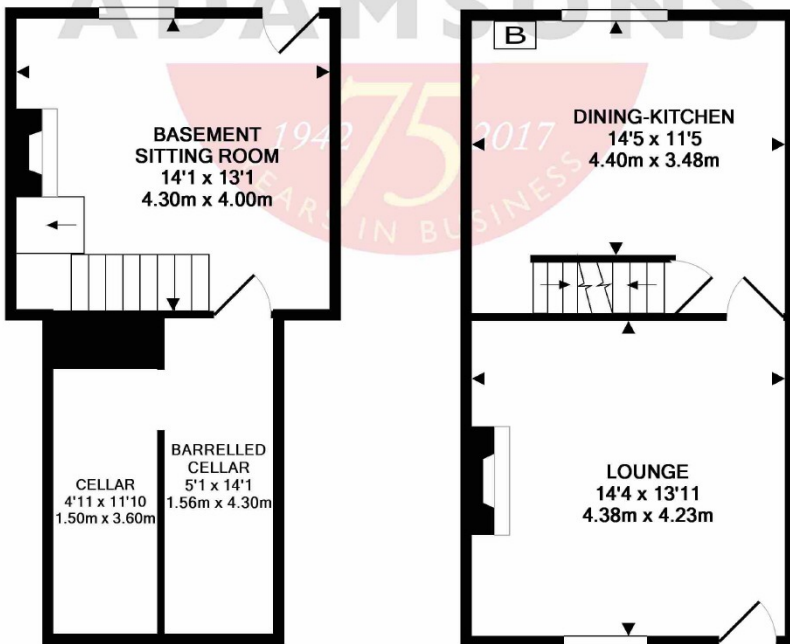
The accommodation comprises, on the upper ground floor/road level: lounge with Victorian style fireplace and open coal effect gas fire; dining-kitchen with open aspect to rear has ample space for table, fitted painted units, integral electric oven, gas hob, staircase to first floor and door to basement staircase; on the lower ground floor there is a sitting room with door to garden, barrelled cellar and further cellar space; on the first floor, there are 3 bedrooms and a bathroom with newly fitted suite including an electric shower above the bath.

The house is understood to be long leasehold subject to a ground rent of £2.00 pa; the garden is understood to be registered in the ownership of the current owner; Council Tax Band A; Gas combi-condensing boiler to central heating; Double glazed (part uPVC, part wood-framed).





1ST FLOOR



BASEMENT/CELLAR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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