



15 Oxford Way, Shawclough
£225,000





15 Oxford Way

Shawclough, Rochdale

Beautifully presented 3-bed semi-detached house in a sought-after cul-de-sac location. Spacious lounge/diner, bright conservatory, modern kitchen, utility/WC. Generously sized bedrooms and modern shower room. Attractive front garden, private rear garden with lawn and patio. Wooden garage, ample driveway parking. Double glazing, gas central heating. Convenient for local amenities, schools, transport links. Ideal for first-time buyers or families. Must-see property.

Council Tax band: B

Tenure: Leasehold

- Modern Semi-Detached
- Lounge/Diner & Conservatory
- Utility or WC
- Garage & Driveway Parking
- Front & Rear Gardens
- Cul-De-Sac Location
- Double Glazing & Gas Central Heating
- Well Presented Throughout
- Popular Location



Porch

5' 8" x 3' 6" (1.72m x 1.06m)

Utility

5' 1" x 3' 1" (1.56m x 0.95m)

Lounge/Diner

22' 5" x 16' 2" (6.83m x 4.94m)

Kitchen

9' 8" x 7' 7" (2.94m x 2.32m)

Conservatory

13' 11" x 8' 4" (4.25m x 2.53m)

First Floor Landing

12' 7" x 6' 5" (3.84m x 1.95m)

Bedroom One

12' 0" x 9' 4" (3.66m x 2.85m)

Bedroom Two

9' 9" x 9' 5" (2.96m x 2.87m)

Bedroom Three

8' 6" x 7' 1" (2.58m x 2.16m)

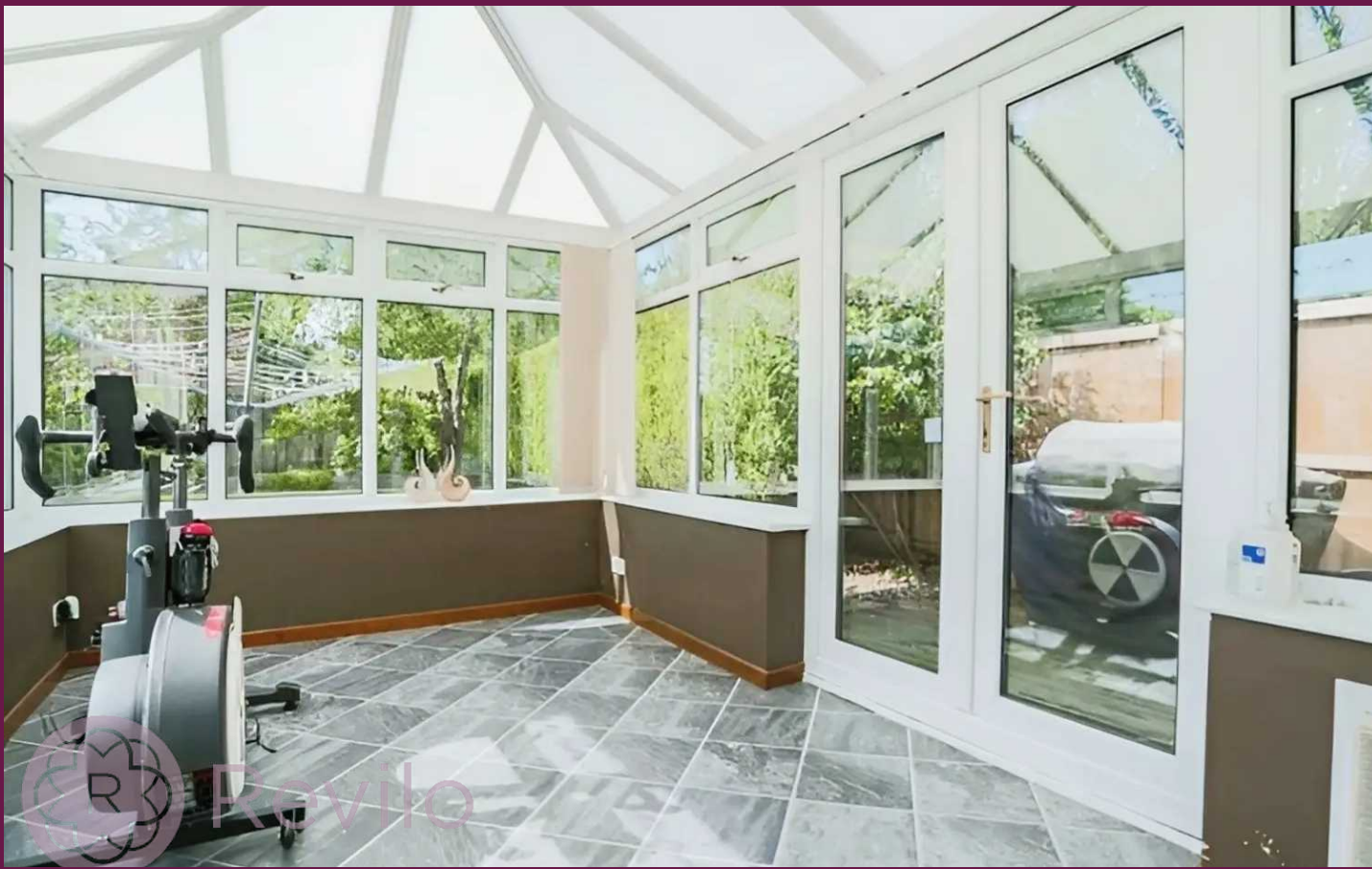
Shower Room

7' 0" x 5' 9" (2.13m x 1.76m)

Revalo Insight

Local Authority - Rochdale / Council Tax Band - Band B / Year Built - 1998 / Land Registry Title Number - GM802473 / Tenure - Leasehold / Lease Start Date 17/12/1998 / Lease Term - 800 Years From 1 June 1995







GARDEN

Attractive Front Garden with lawn, planting beds and hedged boundary. Side gated access to the private rear garden which has a nice size lawn, paved patio, planting beds to borders and fenced boundary.

DRIVEWAY

3 Parking Spaces

Garage and substantial driveway parking to the side of the property.



GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

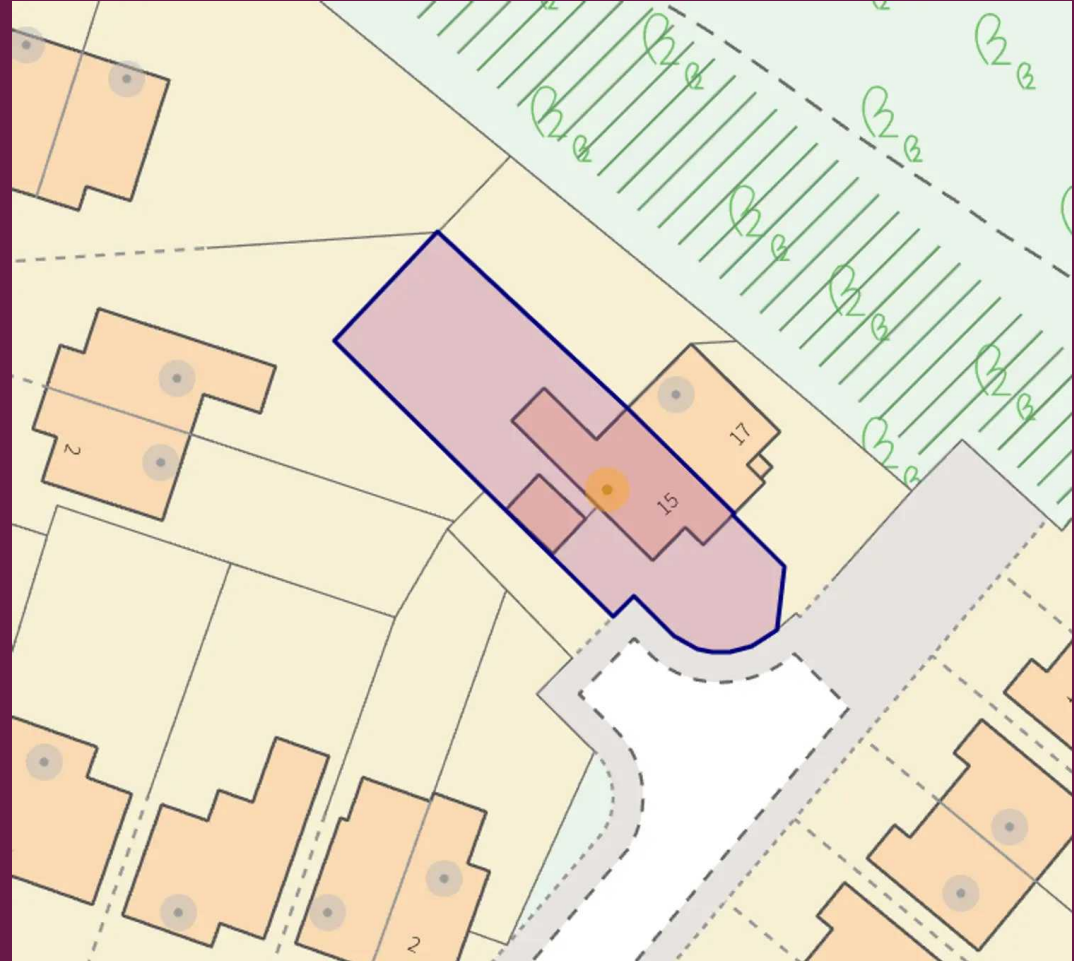


1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Revilo Homes & Mortgages- Rochdale

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