



9

New Street

Shawclough Rochdale OL12 6NS

£124,950



9 New Street

Shawclough Rochdale

£124,950

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





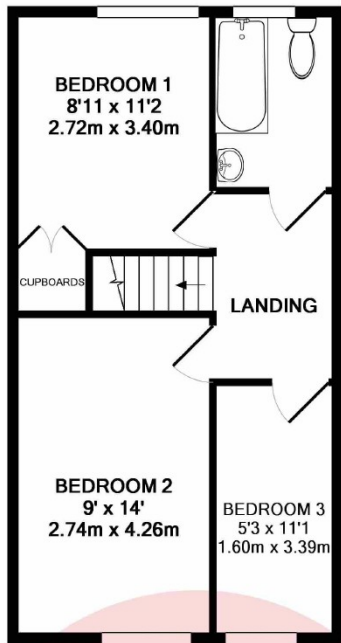
An attractive 3 storey cottage with garden, situated in the popular village of Shawclough within walking distance of schools, shops and Nature Reserve. The property offers spacious living accommodation with 2 reception rooms, dining-kitchen, cellar, 3 bedrooms and bathroom. Viewing is essential to fully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

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

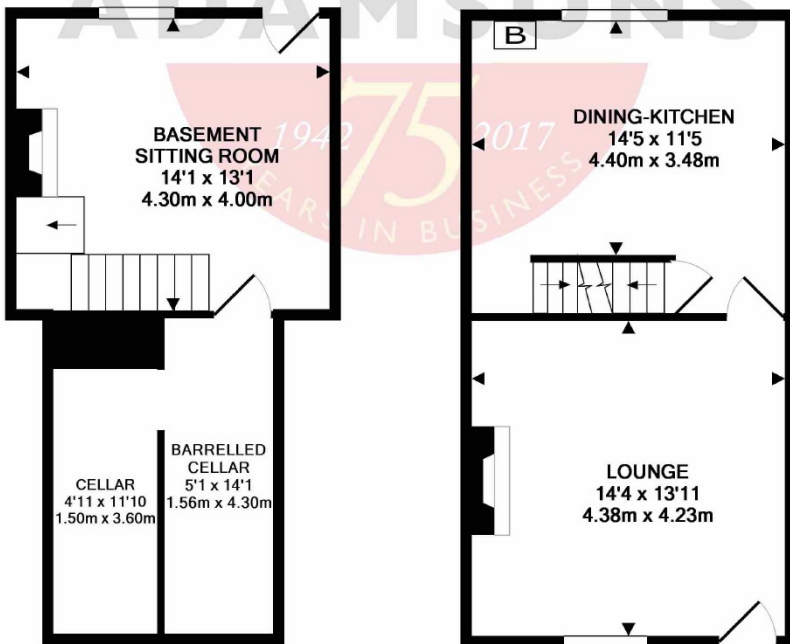
The accommodation comprises, on the upper ground floor/road level: lounge with Victorian style fireplace and open coal effect gas fire; dining-kitchen with open aspect to rear has ample space for table, fitted painted units, integral electric oven, gas hob, staircase to first floor and door to basement 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 (excluding garden) is understood to be long leasehold subject to a ground rent of £2.00 pa; 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
Made with Metroplex ©2017



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

Viewing by appointment via agent on 01706 522424

You may download, store and use the material for your own personal use and research. You may not publish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the

