

for sale SHAWCLOUGH



5 Duffins Close, Shawclough, Rochdale OL12 6XA

An exceptionally presented elevated detached family home with good sized bedrooms. Situated in a quiet cul de sac position in the much sought after residential area of Shawclough, conveniently positioned for access to all the usual local amenities including sought after schools and Healey Dell Nature Reserve.

VIEWING CONSIDERED ESSENTIAL TO APPRECIATE THE
EXTENT AND THE CALIBRE OF THE ACCOMMODATION ON OFFER

OFFERS IN EXCESS OF : £189,950



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5 Duffins Close, Shawclough



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

HALL

Radiator, staircase to first floor, stairs to ground floor with storage cupboard,

CLOAKROOM

Low level wc, pedestal wash hand basin, laminate flooring

L SHAPED LOUNGE/DINING ROOM

LOUNGE AREA

6.1 x 3.5 (20'0" x 11'7") - feature fireplace with coal effect gas fire on marble plinth, covings to ceiling, radiator, open to:

DINING AREA

2.5 x 3.2 metres (8'4" x 10'5") - covings to ceiling, radiator, patio door, smoke alarm

Attached CONSERVATORY

2.1 x 5.7 metres (6'10" x 18'8") - wood block flooring

KITCHEN

2.6 x 3.2 metres (8'6" x 10'6") - 1½ bowl stone resin sink unit unit, range of wall and base units, freestanding double oven and halogen hob, extractor hood, splash back tiling, laminate flooring, radiator





First Floor

LANDING

Access to loft space, smoke alarm

BEDROOM ONE

4.5 x 3.3 metres (14'9" x 10'9") - range of double and single wardrobes, four drawer chest with mirror and overhead cupboard, radiator, window to rear with superb views

BEDROOM TWO

3.6 x 2.6 metres (11'9" x 8'7") - fitted double wardrobe and 3 drawer chest, plus additional free standing 3 drawer unit, radiator, superb views from front window

BEDROOM THREE

3.6 x 2.3 metres (11'8" x 7'6") - fitted double wardrobe and three 4 drawer chest units, radiator, window to rear with superb views

BATHROOM

2.6 x 1.7 metres (8'8" x 5'9") - panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite, complementary tiling, tiled flooring, radiator. Large storage cupboard 2.6 x 1.7 metres (8'6" x 5'9").

Externally

There are well maintained gardens to both front and rear. There is block paving to both front and side of the property with a block paved patio area to the rear. The front driveway leads to a SINGLE GARAGE.

There is a large storage area to the rear of the property 5.7 x 2.1 metres (18'8" x 6'10"), security lighting and a water tap.



SPECIAL FEATURES

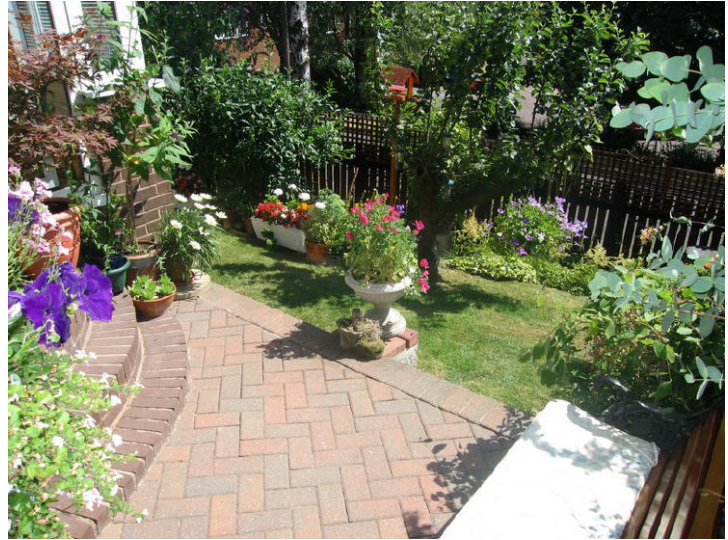
- Well presented throughout
- Double glazed
- Decorated throughout in neutral colours
- Ideal family home with potential to extend (subject to planning permission)
- Exceptional elevated position with superb views
- Much sought after location

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in a quiet cul de sac position in the much sought after residential area of Shawclough conveniently positioned for access to all the usual local amenities including shops, schools, public transport and entertainment facilities and Healey Dell Nature Reserve.

Proceed out of Rochdale along Spotland Road turning right at the traffic lights down Sheriff Street and left at the mini roundabout up Falinge Road, this continues into Shawclough Road. Take the third turning on the right hand side onto Paton Street and the second turning on the left is Duffins Close. The property can be found on the left hand side in an elevated position visible by our prominent agency board.



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