

FOR SALE BY THE MODERN AUCTION METHOD



Lowerfold Way  
Shawclough, Rochdale OL12 7HX  
Auction Guide Price £300,000



**ADAMSONS BARTON KENDAL** are delighted to introduce this spacious 4-bedroom detached family home, located in the highly sought-after area of Shawclough. Ideally situated close to a range of local amenities and schools and within walking distance of the beautiful Healey Dell Nature Reserve—perfect for family walks and enjoying nature—this property offers a fantastic opportunity for families or investors alike.

Occupying a generous plot, the home benefits from a driveway, front and rear gardens, and a double garage, providing ample off-road parking and outdoor space. Inside, the accommodation comprises a well-sized kitchen with a fitted oven and space for both a washing machine and dishwasher. The ground floor features open-plan living with a bright and airy living room, dining area, and conservatory, along with a convenient downstairs WC.

Upstairs, you'll find four good-sized bedrooms and a family bathroom, offering flexible space for a growing family. The property is currently vacant and offered with no onward chain. With its spacious layout, large garden, and desirable location, the home presents excellent development potential—whether through extension (subject to the necessary permissions), or reconfiguration to suit personal taste.

This is a rare opportunity to acquire a family home with huge scope to add value in a popular residential area. Early viewing is highly recommended to fully appreciate the potential on offer.

**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**

Kitchen - 3.58 x 5.12 metres

Hallway - 3.6 x 3.17 metres

Lounge / Dining Room - 5.27 x 6.14 metres

Conservatory - 2.38 x 2.95 metres

Garage - 10.05 x 2.76 metres

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### **First Floor**

Bedroom 1 - 2.67 x 2.87 metres

Bedroom 2 - 3.43 x 3.17 metres

Bedroom 3 - 3.32 x 2.87 metres

Bedroom 4 - 4.08 x 3.17 metres

Bathroom - 2.46 x 1.66 metres



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**Other Information**

**Services** - The property is believed to benefit from all mains services.

**Council Tax Band**

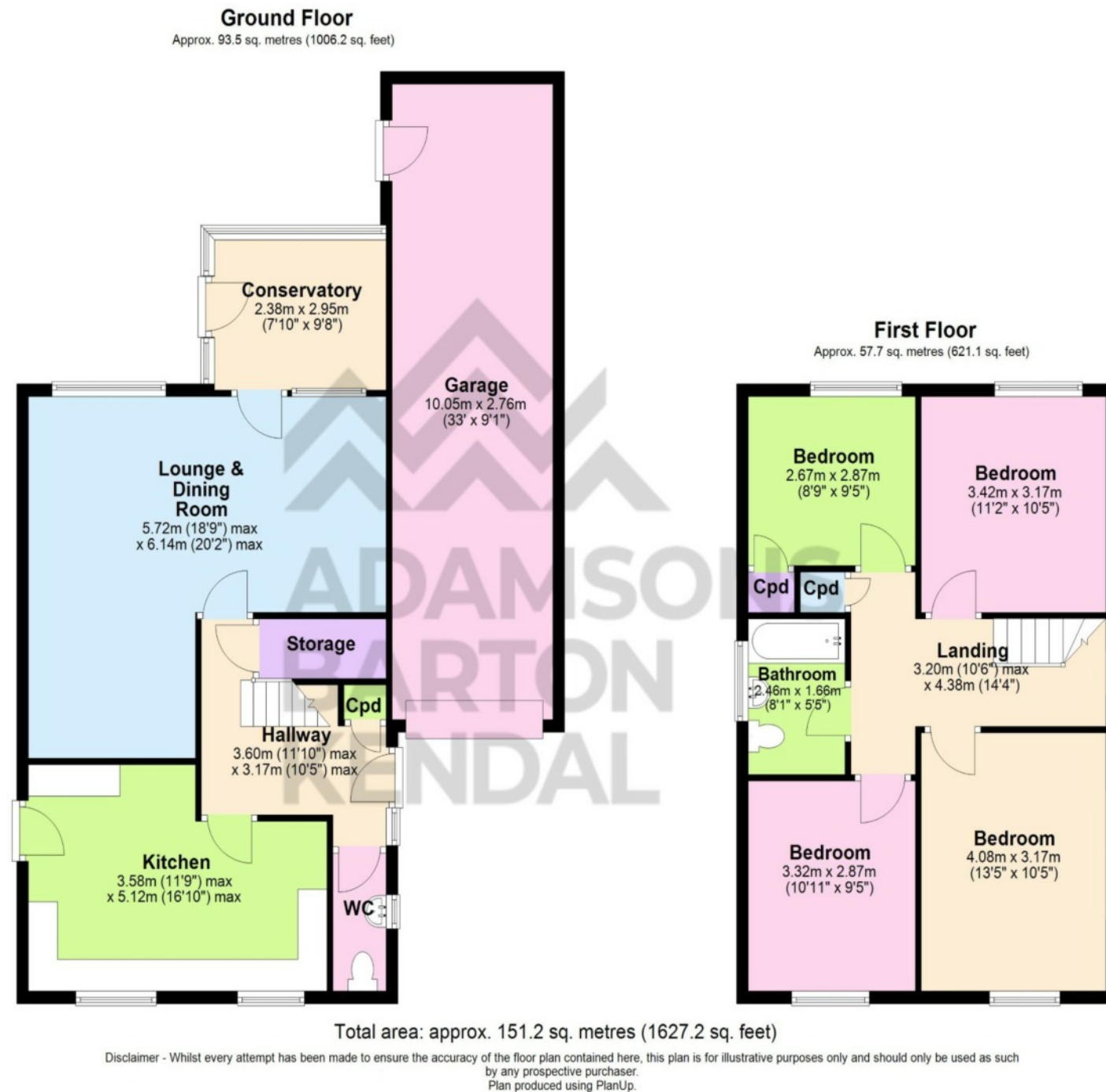
The property is assessed in Council Tax Band E

**Tenure** - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

## ADAMSONS BARTON KENDAL



### “Auctioneers Comments”

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,500.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are

recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### TO VIEW OR MAKE A BID

Contact “Barton Kendal” or visit: [bartonkendal.iam-sold.co.uk](https://bartonkendal.iam-sold.co.uk)

w - [abkproperty.co.uk](https://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification