



**Heald Drive
Shawclough, Rochdale OL12 7HH
ASKING PRICE £375,000**

Adamsons Barton Kendal are delighted to introduce this beautiful 4 bedroom detached family home positioned in a popular residential area of Shawclough.

The property occupies a very large corner plot and benefits from a spacious driveway providing off-road parking for 4–5 vehicles, in addition to a substantial double garage complete with an electric door and internal power supply. Offering excellent potential to extend (double storey), subject to the necessary planning permissions, this home presents a fantastic opportunity for growing families seeking additional space.

Internally, the property boasts a welcoming entrance hall featuring under floor heating, useful under-stairs storage, and a conveniently located, recently renovated downstairs WC. The living accommodation has been thoughtfully designed and is exceptionally versatile, comprising a generous through lounge with a gas fireplace, a further spacious reception room accessed via folding doors (currently utilised as a snug) and a large conservatory to the rear, presently used as a dining area. The modern fitted kitchen includes a breakfast bar and a range of integrated appliances, including a fridge freezer, oven, microwave, dishwasher, hob, and extractor fan.

To the first floor, there is a well-appointed four-piece family bathroom suite, a generous master bedroom with fitted wardrobes and ample space for a king-size bed, along with three further spacious double bedrooms.

Externally, the property features a large garden with a patio area, ideal for outdoor entertaining and family use.

Beautifully presented throughout, this home is perfectly suited to growing families and offers both space and future potential.

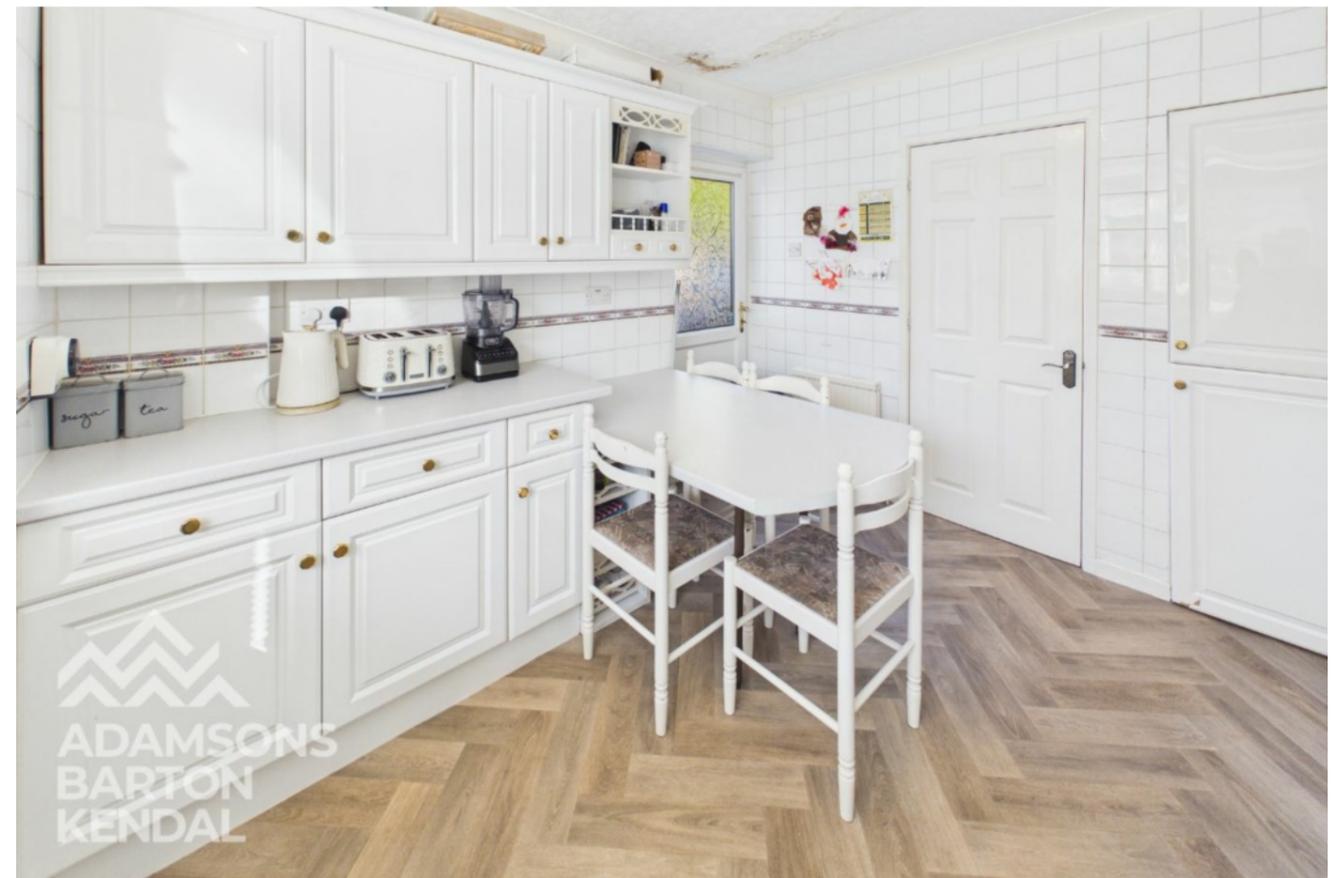
Ideally situated close to Rochdale town centre and a range of local amenities, this is a superb opportunity not to be missed.



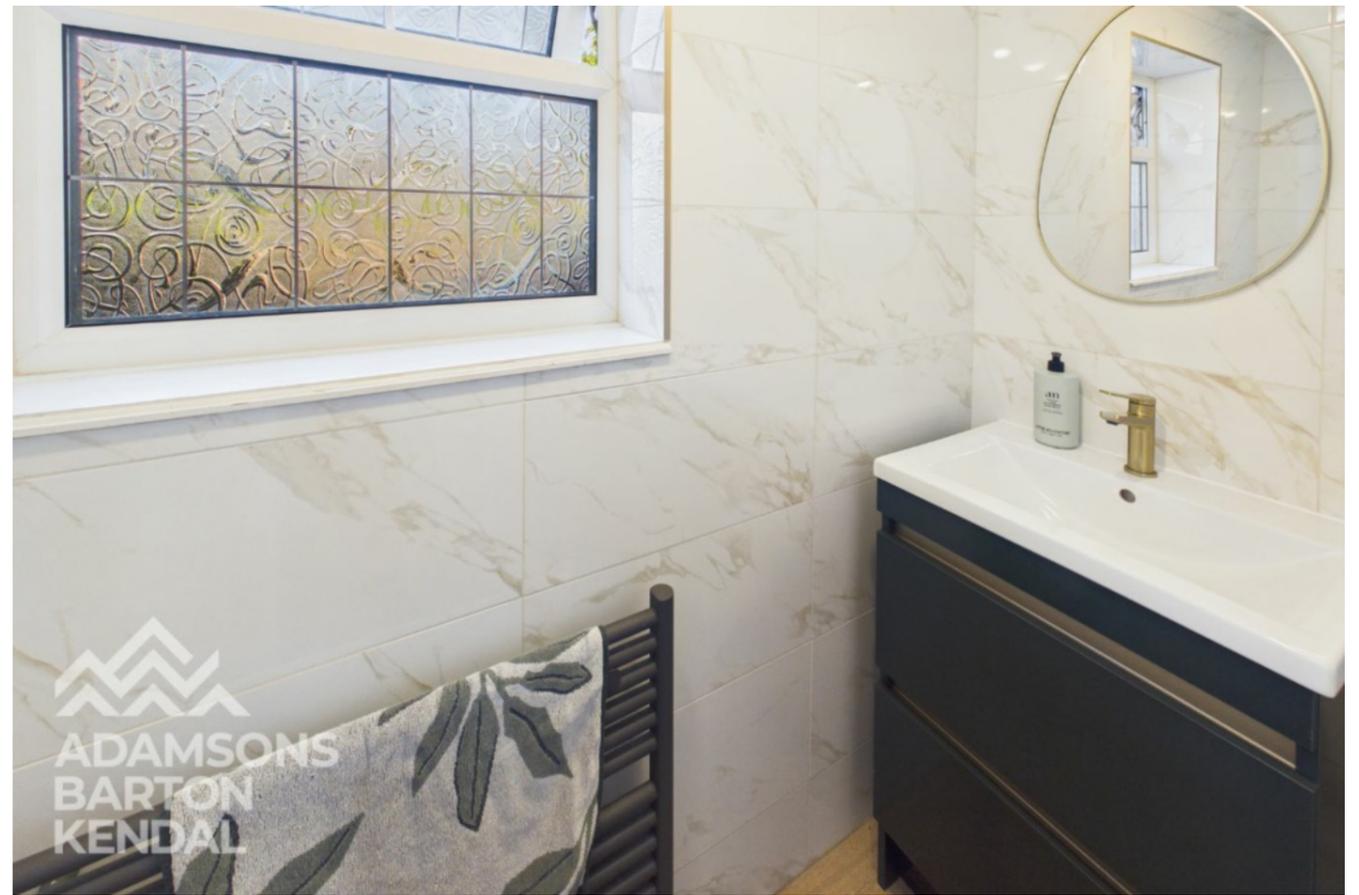
Heald Drive, Shawclough, Rochdale OL12 7HH



Heald Drive, Shawclough, Rochdale OL12 7HH



Heald Drive, Shawclough, Rochdale OL12 7HH



Heald Drive, Shawclough, Rochdale OL12 7HH



Heald Drive, Shawclough, Rochdale OL12 7HH



Tenure

TBC

Council Tax Band

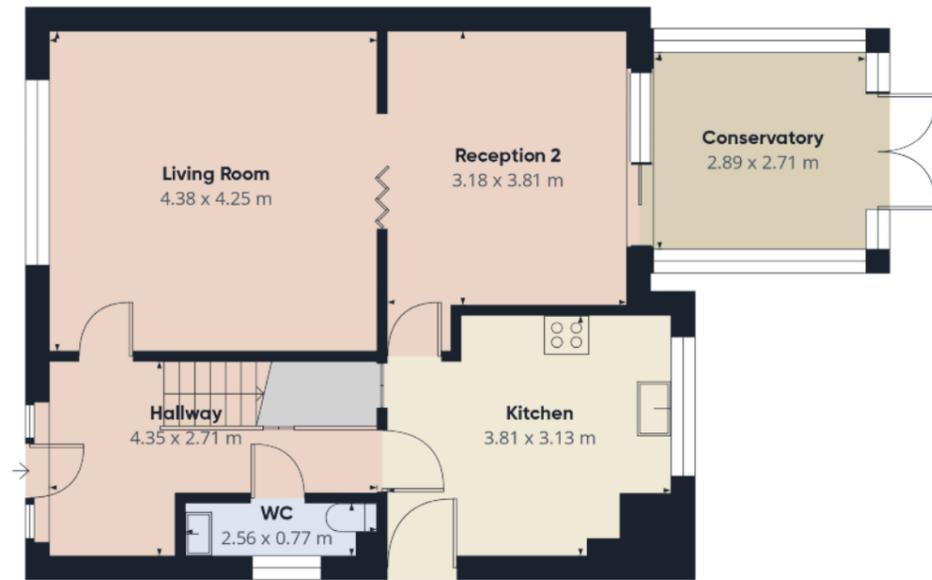
Band D

Energy Performance Certificate

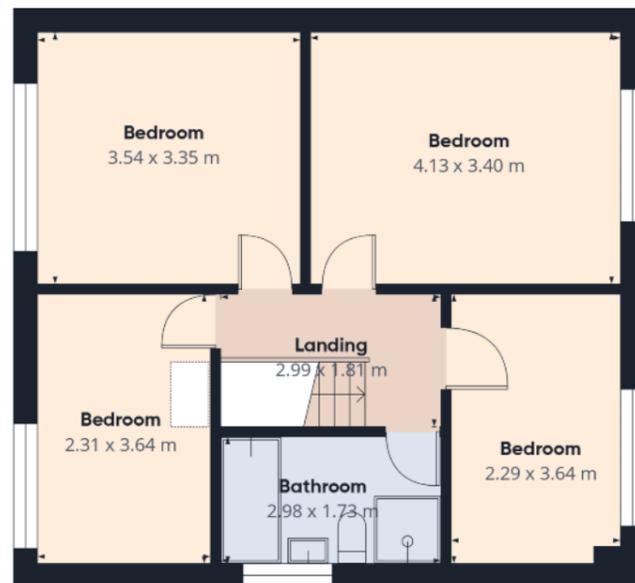
C

Heald Drive, Shawclough, Rochdale OL12 7HH

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Floor 0



Floor 1



Approximate total area⁽¹⁾
115.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk e - 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 1st 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