

Thrum Hall Lane
Shawclough, Rochdale OL12 6NL



**A 3 BEDROOM MID TERRACED HOUSE
WITH SPACIOUS REAR GARDEN, DOUBLE GLAZING THROUGHOUT**



This well presented 3 bedroomed mid terraced house is situated in a popular residential area, conveniently positioned for access to all the usual local amenities and Healey Dell Nature Reserve on your doorstep. The property benefits from a gas fired central heating system with newly installed boiler, double glazed windows throughout, sunshine lounge, a large open plan kitchen diner with access to the rear garden with wonderful views beyond and a front porch. At first floor level there are 3 bedrooms and a family bathroom. The property is situated in a highly sought after residential area with good commuter links and good schools.

**VIEWING STRONGLY RECOMMENDED
COMPETITIVELY PRICED**

ASKING PRICE £120,000

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Lancashire
OL16 1LA
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Middleton
M24 6TE
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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

ENTRANCE PORCH - 1.2 x 4.0 metres

Spacious porch

ENTRANCE HALLWAY

LOUNGE – 3.2 x 4.9 metres (10'6" x 16'0")

A spacious lounge with feature fireplace, views to both front and rear gardens, decorative covings to ceiling

KITCHEN/DINER - 4.1 x 4.8 metres (13'5" x 15'9")

Fully fitted kitchen with a range of wall and base units, with complementary work surfaces, newly installed Worcester boiler, space for washing machine and dryer, integrated oven/hob, integrated freezer, extractor fan, part tiled walls, decorative covings to ceiling

First Floor

LANDING

MASTER BEDROOM - 3.3 x 3.2 metres (10'9" x 10'6")

A good sized master bedroom with fitted wardrobes, storage cupboard

BEDROOM TWO – 2.4 x 3.3 metres (7'10" x 10'9")

A second good sized bedroom with fitted wardrobes, views over the front of the property

BEDROOM THREE – 2.4 x 3.3 metres (7'10" x 10'9")

A third good sized bedroom with views over the rear of the property

FAMILY BATHROOM – 1.8 X 2.3 metres (5'10" x 7'6")

Panelled bath with shower above, pedestal wash hand basin, low level wc, fully tiled walls

Externally

The property benefits from a good sized rear garden, with both paved and grassed areas, wonderful views over the rear, garden shed. On street parking to the front of the property



Council Tax Band

We are advised that the property is assessed in Council Tax Band A

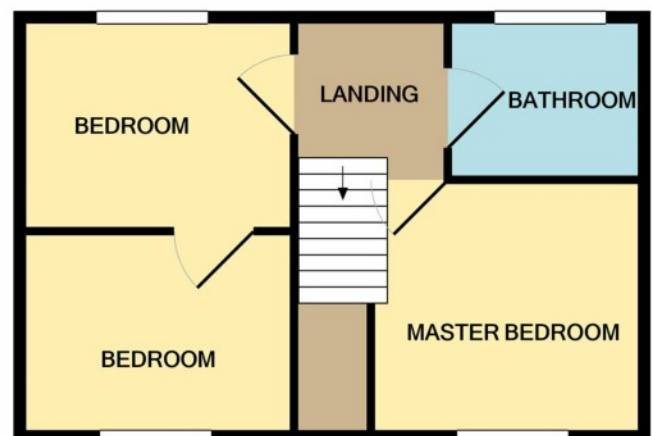
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This fabulous property is situated in a popular residential area, convenient for all the usual local amenities and with Healey Dell Nature Reserve and good local schools close by.



GROUND FLOOR



1ST 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
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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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