



**Dell Side Way
Shawclough, Rochdale OL12 6XX
ASKING PRICE £315,000**

A STUNNING, MODERN THREE BEDROOM DETACHED PROPERTY, SITUATED IN A HIGHLY SOUGHT AFTER AREA WITH HIGH QUALITY KITCHEN AND BATHROOMS

This stunning three bedroom detached property is situated in a highly sought after location in Shawclough, within walking distance of Healey Dell Nature Reserve and all the usual local amenities and schools. The property benefits from a gas fired central heating system and UPVC double glazing. To the ground floor, the accommodation comprises a stunning newly installed kitchen, main lounge area, study and large conservatory and to the first floor, a master bedroom with en-suite, two further double bedrooms and a family bathroom. The property also has a garage and a large, south facing rear garden which offers excellent privacy. The property is offered for sale at a very competitive price and early viewing comes highly recommended to appreciate the calibre of the property 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

ENTRANCE HALLWAY

LOUNGE – 5.9 x 3.0 metres (19'4" x 9'10")

A well presented, large main lounge with feature fireplace with gas fire, double patio doors leading through to the rear conservatory, laminate flooring

KITCHEN – 3.0 x 3.4 metres (9'10" x 11'1")

A stunning modern fitted kitchen with high quality gloss finish wall and base units, integrated dishwasher, fitted range cooker with extractor hood, spotlights built into units, tiled flooring, wine cooler, anti slam units.

STUDY/OFFICE – 3.1 x 2.4 metres (10'2" x 7'10")

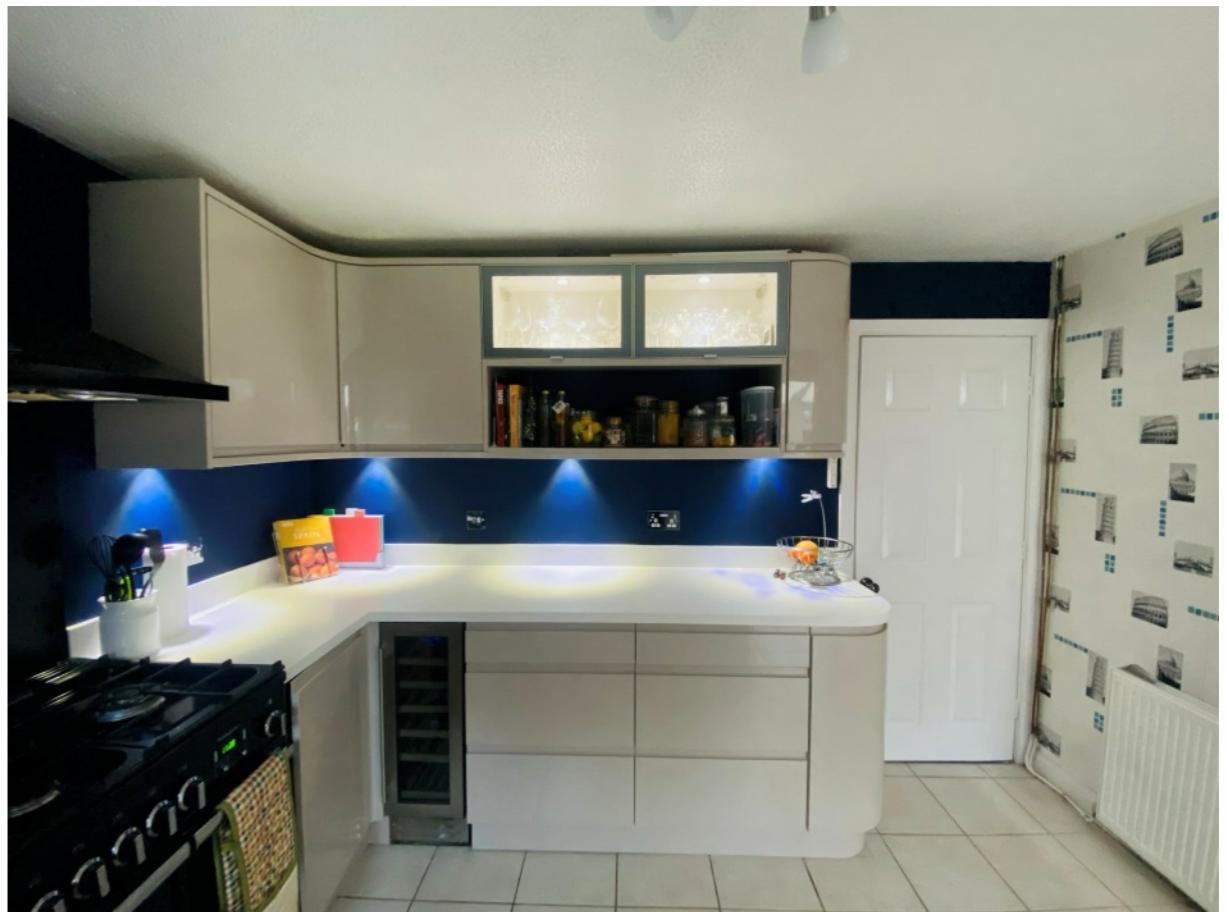
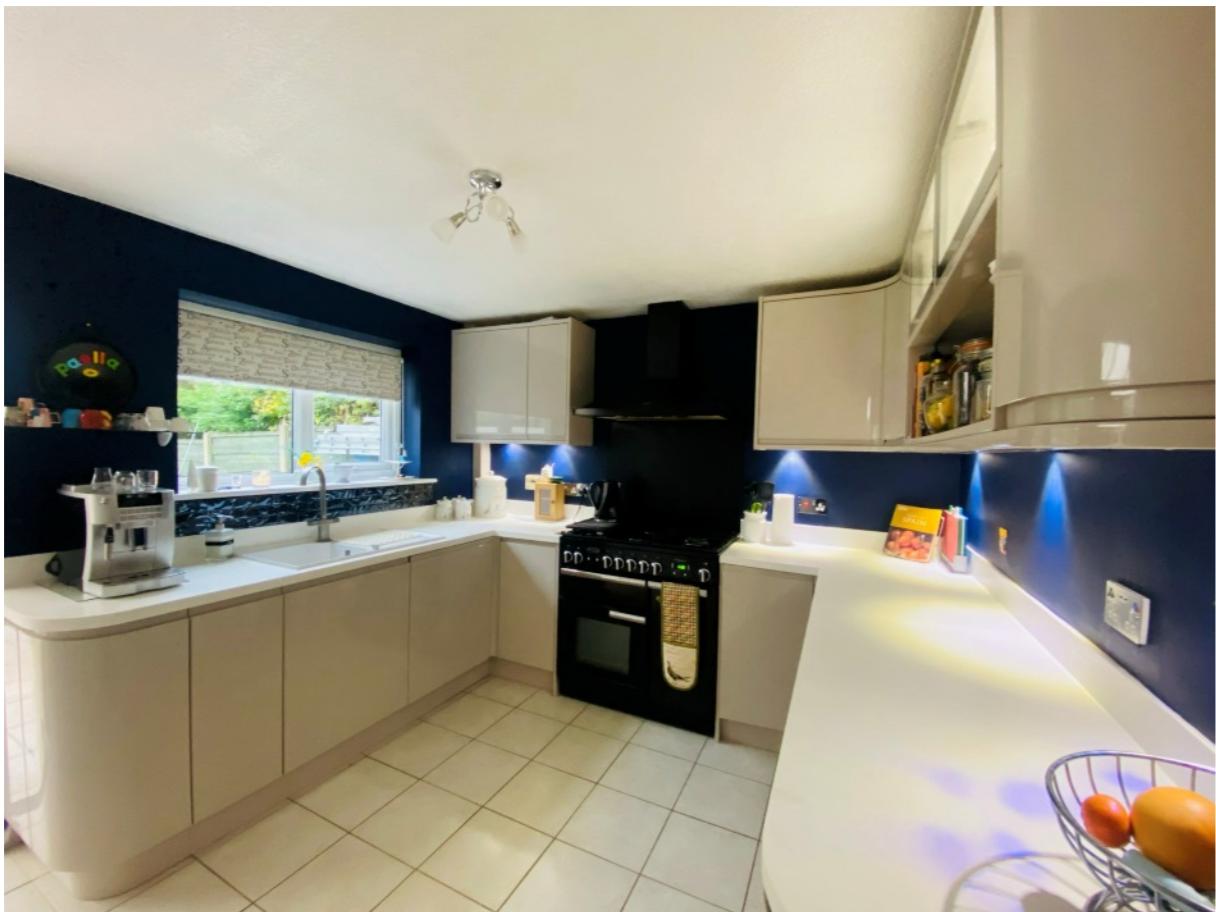
A good sized study/office which could easily be converted into a further bedroom or a playroom

CONSERVATORY – 5.3 x 3.2 metres (17'4" x 10'6")

A wonderful, south facing glass conservatory with access into the lounge and kitchen, double patio doors leading into the rear garden the main lounge area and the kitchen also.

STORAGE





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First Floor

LANDING

A wonderful landing with central staircase.

MASTER BEDROOM – 3.5 x 3.1 metres (11'5" x 10'2")

A large double master bedroom with fitted wardrobes and access to en-suite, views over the front of the property.

EN-SUITE – 1.8 x 1.8 metres ('10" x 5'10")

A truly stunning, newly installed en-suite shower room with tiled walls and flooring, vanity sink unit, low level WC, hand towel rail, corner shower cubicle, spotlight ceiling.

BEDROOM TWO – 3.6 x 2.5 metres (11'9" x 8'2")

A second double bedroom with views over the front of the property and neutral décor.

BEDROOM THREE – 2.5 x 2.5 metres (8'2" x 8'2")

A third double bedroom with stunning views over the rear of the property

BATHROOM – 2.1 x 1.8 metres (6'10" x 5'10")

A newly fitted bathroom suite with tiled walls and flooring, tiled bath, low level WC, vanity sink unit with touch light LED mirror, spotlight ceiling.

STORAGE

Externally

Externally, the property benefits from a garage for storage with access from both the front and rear gardens. There is a driveway to the front of the property providing off street parking for numerous vehicles. The property also has a south facing rear garden with stunning decking area with covered BBQ section and plenty of seating. There is a lawned section and feature rockery.





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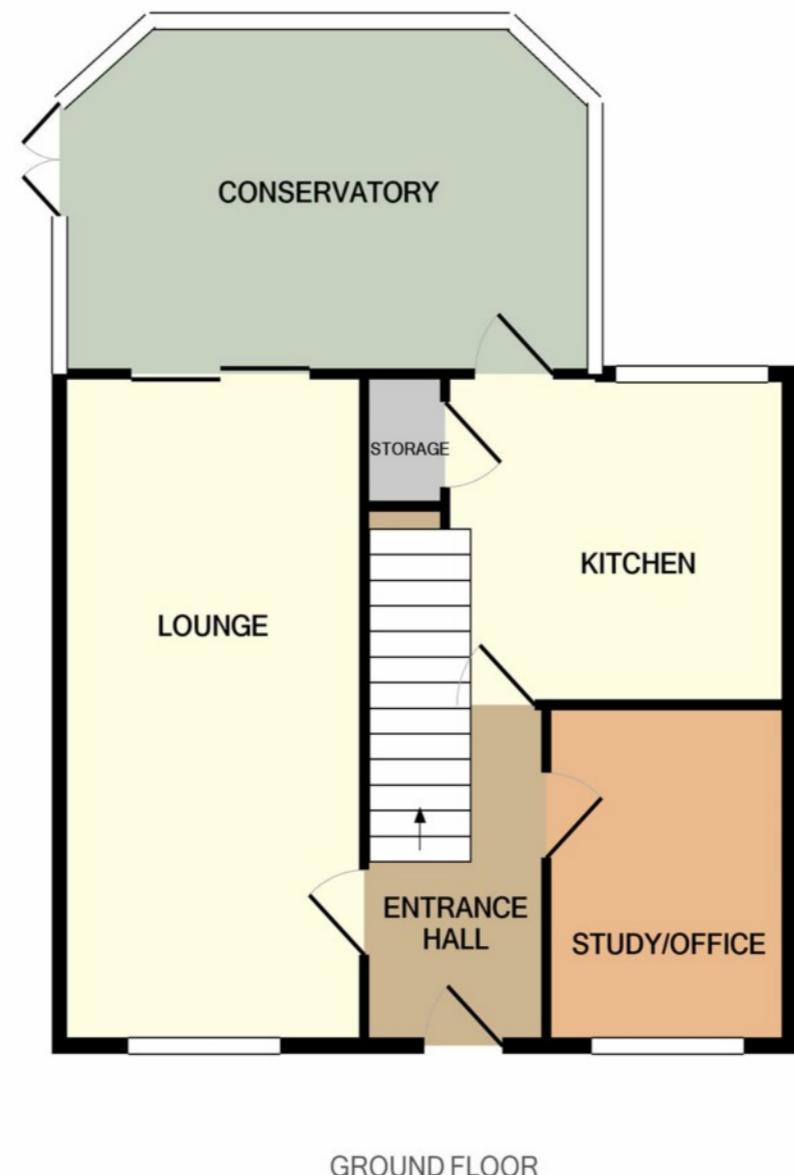
Council Tax Band

We have been advised that the property is in Council Tax Band D

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
BARTON KENDAL**



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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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