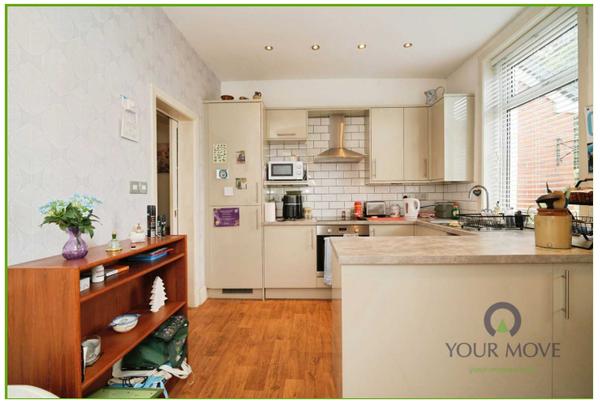


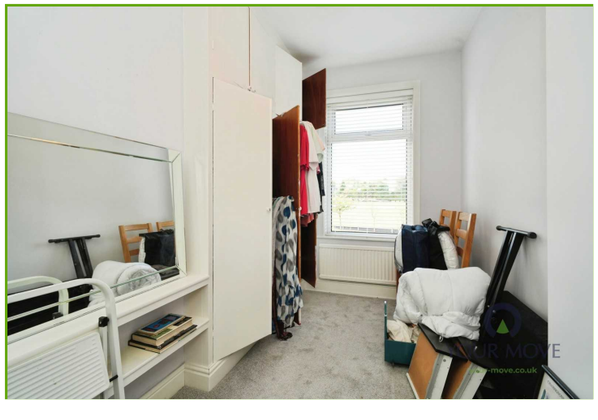


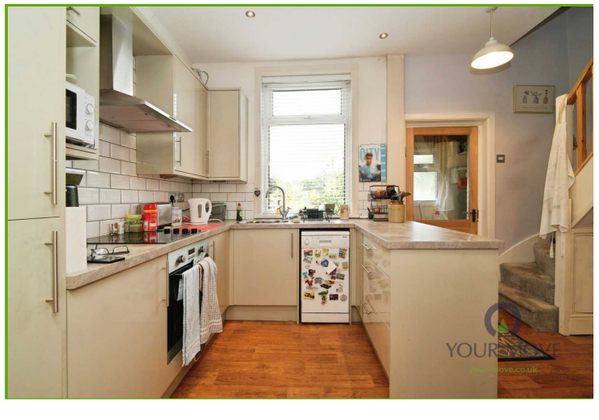












Shawfield Lane, Rochdale, Greater Manchester, OL12

Asking Price: £190,000

Tenure: Leasehold

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The Property Ombudsman

Shawfield Lane, Rochdale, Greater Manchester, OL12

Asking Price: £190,000 Tenure: Leasehold

Council Tax Band: B EPC Rating: TBC Local Authority: Rochdale Borough Council

Occupying a pleasant position with attractive open views to the rear, this charming two-bedroom mid-terrace home offers well-balanced accommodation, ideal for first-time buyers, young families, or investors alike. Combining comfortable living space with a private garden and a picturesque outlook over the local cricket club, this property provides a wonderful opportunity to enjoy a home that is both practical and inviting.

Entrance Porch
A practical entrance porch providing a welcoming introduction to the home. Offering useful space for coats, shoes and everyday essentials, it helps keep the main living areas neat and organised.

Lounge
15' x 14'1" (4.57m x 4.3m)
Positioned to the front of the property, the bright and inviting lounge is a comfortable living space, perfect for relaxing with family or entertaining guests. Natural light fills the room, creating a warm and welcoming atmosphere throughout.

Kitchen/Diner
14'3" x 9'11" (4.34m x 3.02m)
Located at the rear of the property, the kitchen/diner is a fantastic space designed for modern day living. Offering ample room for both cooking and dining, it provides the ideal setting for family meals, social gatherings and everyday life.

Utility Room
6'11" x 2'4" (2.1m x 0.7m)
Conveniently situated just off the kitchen, the utility room provides valuable additional storage and laundry space. A practical addition to the home, it helps keep household tasks separate from the main living areas.

Bedroom 1
14'1" x 12'6" (4.3m x 3.8m)
A spacious double bedroom offering plenty of room for a range of furniture. This comfortable and relaxing space provides the perfect retreat at the end of a busy day.

Bedroom 2
12'2" x 8'8" (3.7m x 2.64m)
A well-proportioned single bedroom that would suit a child's room, guest bedroom, dressing room or home office. A versatile space that can easily adapt to individual needs.

Family bathroom
7' x 6'6" (2.13m x 1.98m)
Fitted to serve the first-floor accommodation, the family bathroom offers a practical and comfortable space for everyday use.

Rear garden
The enclosed rear garden provides a pleasant and low-maintenance outdoor space, ideal for relaxing, entertaining or enjoying time outdoors. Benefitting from lovely open views across the cricket club, this attractive setting offers a wonderful sense of space and a picturesque backdrop that can be enjoyed throughout the seasons.

Area and local amenities
Situated within the ever-popular Norden area, this property enjoys a fantastic location that perfectly balances a peaceful residential setting with excellent day-to-day convenience. The area is highly regarded for its community feel, attractive surroundings and access to a range of local amenities. Within just a 5-minute walk, residents can reach the heart of Norden village, where a selection of independent shops, cafés, convenience stores, takeaways and traditional pubs cater for everyday needs. The nearby cricket club adds to the area's charm and sense of community, while open countryside and scenic walking routes are also within easy reach.

For families, the location is particularly appealing, with well-regarded primary schools situated within walking distance. Norden Primary Academy is approximately a 2-minute walk away, while Whittaker Moss Primary School can be reached in around 7 minutes on foot. A number of secondary school options are also available nearby, making the area an excellent choice for those looking to establish long-term roots.

Commuters are equally well served, with regular bus services available just moments from the property and Rochdale town centre approximately a 10-minute drive away. Rochdale railway station, offering direct links to Manchester and beyond, is around 10 minutes by car, while the Metrolink network provides further transport connections throughout Greater Manchester. For everyday shopping, supermarkets and larger retail facilities are within a short drive, ensuring everything you need is conveniently close at hand.

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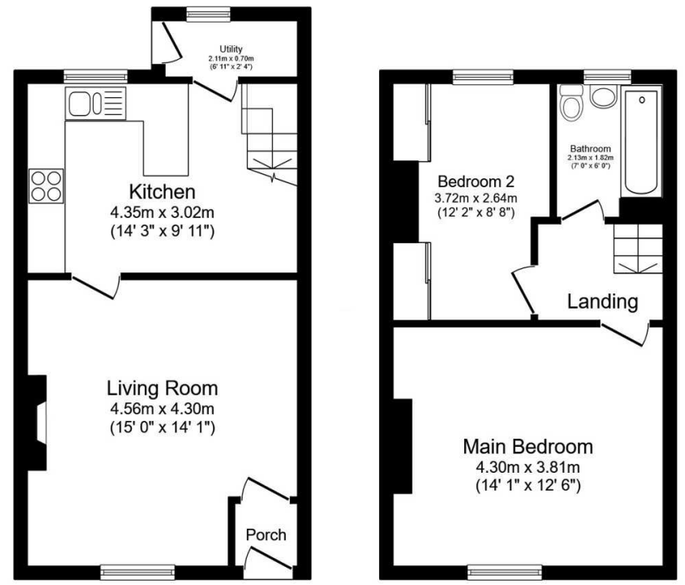
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Other important information which you will need to know about this property can be found at your-move.co.uk

For full EPC please contact the branch.



Total floor area 68.2 sq.m. (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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