



19 Wood Hey Grove | Shawclough | Rochdale OL12 9TY

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19 Wood Hey Grove

Shawclough | OL12 9TY OIEO £300,000

Boasting spacious family living accommodation and set in a highly desirable location, less than 1-mile from the Healey Dell nature reserve. Step inside and discover, this beautiful family home.

As you approach the property, you'll be greeted by a double driveway and well-maintained lawn, creating an inviting curb appeal.

Enter the property through the porch and into the hall that leads you three reception rooms and the fitted kitchen.

The four bedrooms are generously sized, offering retreats for relaxation and privacy. The main suite boasts a dressing area and en-suite shower room with modern fixtures. The remaining bedrooms share a well-appointed bathroom, ensuring comfort for the entire family.

The open-concept living space that seamlessly connects the lounge, dining room, and conservatory. The kitchen features high-end stainless-steel appliances and ample storage space. The lounge exudes warmth and comfort, with a media wall as the focal point, creating a cosy ambiance perfect for family gatherings or intimate evenings.

The property includes ample driveway parking for guests. To the rear, an enclosed South facing garden with raised decking perfect for al-fresco dining and well-maintained lawn.

Proximity to the local schools, countryside, and shopping centre adds to the appeal of this family-friendly location.

Returning to the hall, you will find a convenient downstairs wc. Before heading upstairs, sneak a peek at the second lounge. An ideal space for guests and other family members. The downstairs accommodation flows nicely to suit all aspects of family living.

In summary, this detached 4-bedroom family home offers a perfect blend of versatility and practicality. The spacious living spaces make it an entertainer's delight, while the well-appointed bedrooms and private back garden create a comfortable retreat for family life.



RESIDE



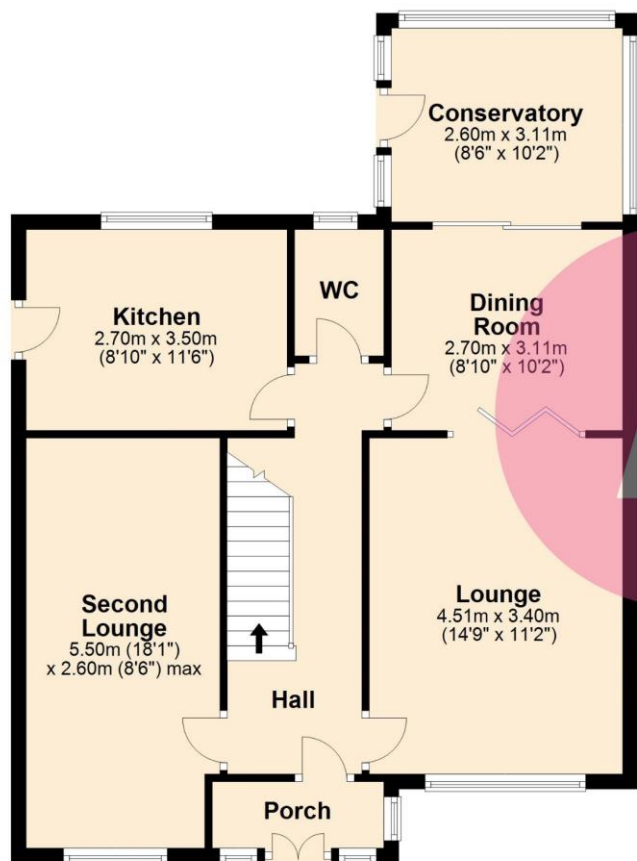


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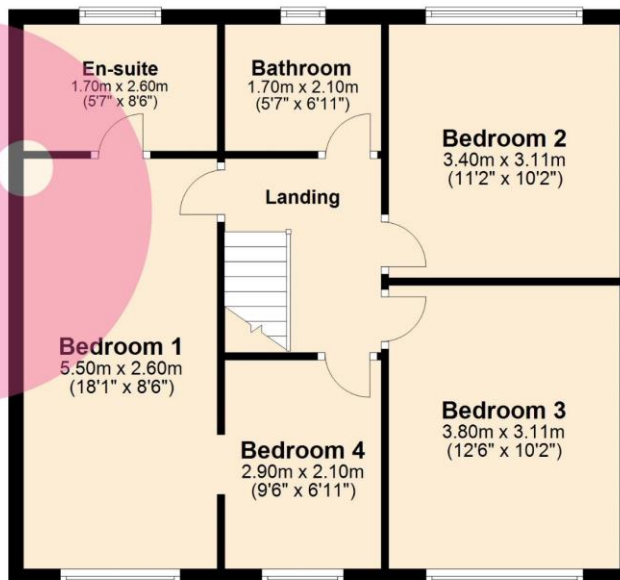
Ground Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



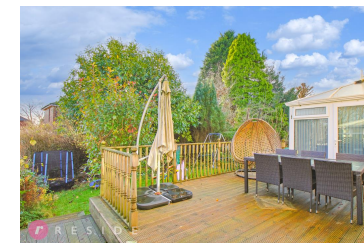
First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".