



r RESIDE

41 Foot Wood Crescent | Shawclough | Rochdale OL12 6PB

www.reside.agency

41 Foot Wood Crescent

Shawclough | OL12 6PB

Nestled in the tranquillity of a quiet cul-de-sac, this versatile and detached family home offers a perfect blend of comfort, style, and proximity to nature. The residence boasts a charming aesthetic with fantastic curb appeal, immediately drawing the attention of those who approach.

As you approach the property, a manicured front garden, adorned with a large driveway with ample parking, greets you.

Make your way up the wide steps and upon entering the home, you are greeted by a spacious and inviting hallway that seamlessly connects to various living areas. The interior design is thoughtfully executed, combining modern elegance with practical functionality. The layout allows for a smooth flow between the living area, bedrooms, and kitchen equipped with state-of-the-art appliances and ample storage.

The family living kitchen is the central hub of the home, adorned with patio doors, provides access to extensive rear garden. The back of the house opens up to a private oasis, featuring a patio, perfect for outdoor entertaining and dining. Beyond the patio, the garden unfolds into a lush green expanse, offering a variety of areas for relaxation, play, and gardening.

Designed with versatility in mind, the property accommodates the dynamic needs of a modern family. Multiple bedrooms provide comfortable spaces for rest and relaxation, while the home's layout ensures privacy and a sense of togetherness, offering the ideal environment for every family member.

Indulge in the epitome of refined living with the stunning bathroom suite, a testament to luxury and thoughtful design. This exquisite space invites you to unwind and pamper yourself, elevating the overall ambiance of this distinguished property.

This residence benefits from its proximity to the Healey Dell Nature Reserve, allowing residents to enjoy the beauty of the outdoors just steps from their doorstep. The nature reserve offers walking trails, picturesque landscapes, and a peaceful atmosphere, providing an ideal retreat for nature enthusiasts and families alike.

In summary, this detached family home combines the allure of a quiet cul-de-sac with the convenience of being on the doorstep of Healey Dell Nature Reserve. With extensive gardens, modern amenities, and an appealing design, this residence is a versatile haven that effortlessly balances family living with a connection to the natural world.



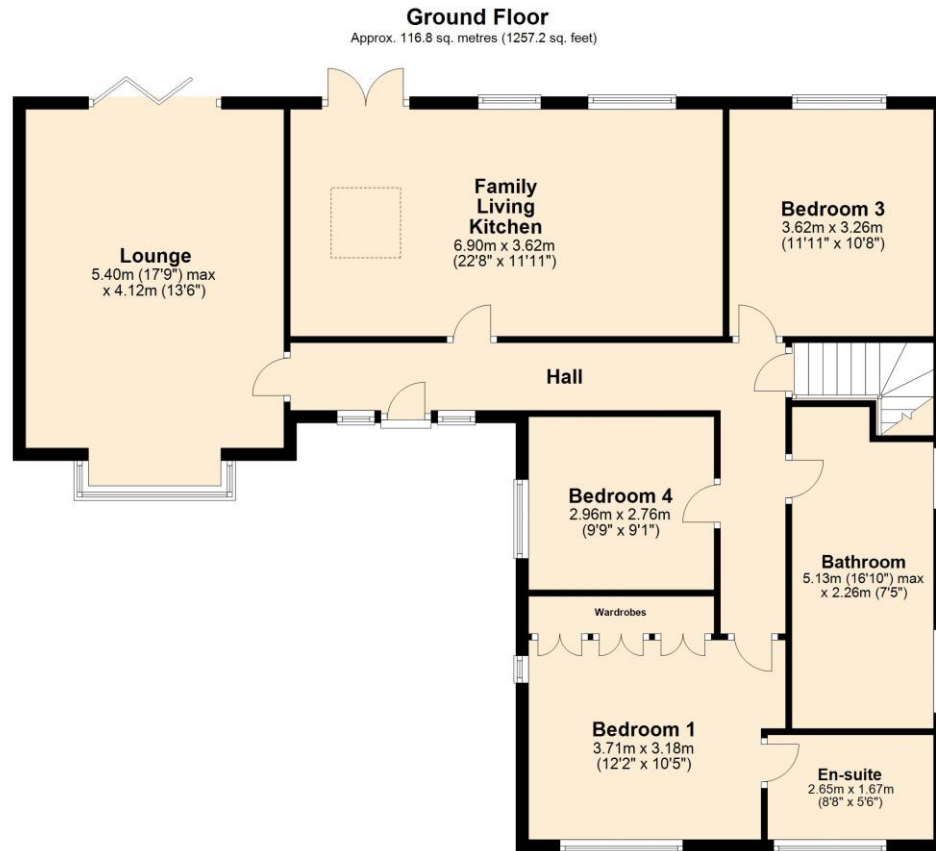
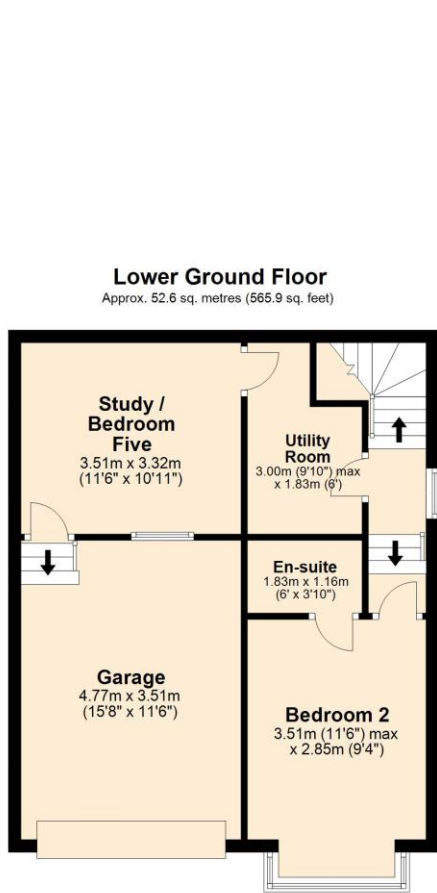
RESIDE





To view this property call Reside on **01706 356633**





Total area: approx. 169.4 sq. metres (1823.1 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

"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".