



27 Edwin Waugh Gardens

Shawclough | OL12 6NH



Overview

- Mid-Town House
- Three Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Modern Shower Room
- Front & Rear Garden
- Driveway To Rear
- Gas Central Heating
- uPVC Double Glazing
- Popular Development
- Ideal For First Time Buyers



Three Bedroom Mid-Town House On A Popular Development Within Walking Distance Of Healey Dell Nature Reserve

Situated on an extremely popular development on the doorstep of Healey Dell nature reserve whilst also having easy access to excellent local amenities, schools, Rochdale town centre and the motorway network.



Internally, the property has been very well maintained and offers ideal first-time buyer living accommodation briefly comprising of an entrance hall, lounge, fitted dining kitchen, three bedrooms and a modern shower room. The property also benefits from having gas central heating and upvc double glazing throughout.

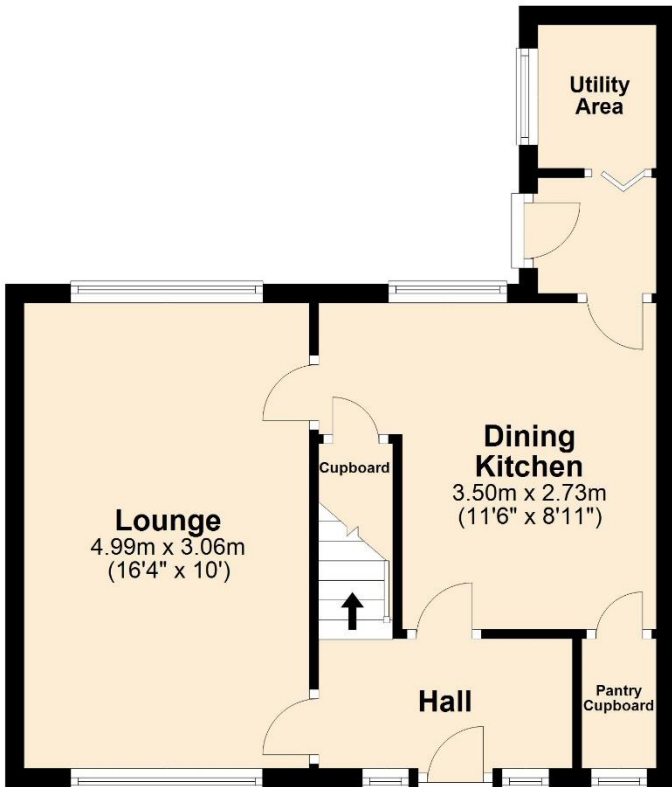


The property boasts a secure driveway and garden at the rear of the property. Another private garden can be found on the opposite side of the home. Both gardens are flagged.

The property is Freehold!

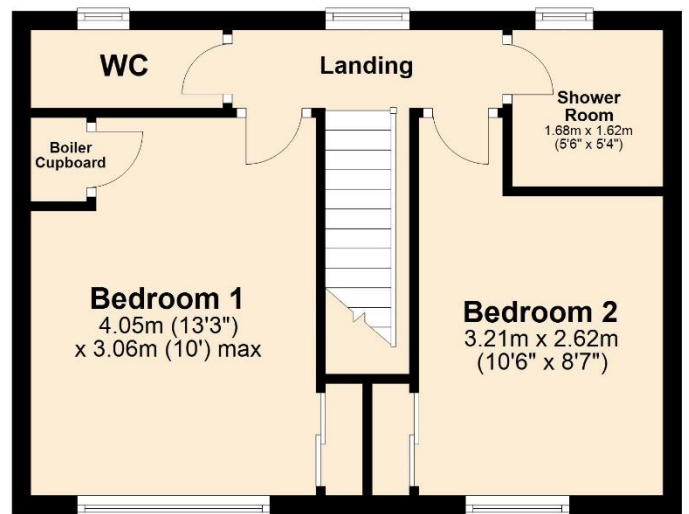
Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 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".