



# Keystone

Estate Agents and Lettings Specialists



## Lowerfold Drive, Shawclough, Rochdale

£425,000

This unique and rare opportunity to secure a substantial 5 bedroomed detached home with an indoor swimming pool, is situated in a quiet cul de sac in one of Rochdales very best locations and within a short walk to Healey Dell Nature Reserve.

This is a rare opportunity to purchase this desirable family home for anyone looking to upsize.

The property comprises of an entrance hallway, a spacious sitting room with dual aspect windows and huge feature fireplace, a second reception/dining room leading to the indoor swimming pool, large kitchen / breakfast room with fitted units, extending to family sitting area/snug, large double garage with electric door, guest WC. To the first floor are five double bedrooms with each with fitted wardrobes and spacious en suite to the master, modern family bathroom with walking shower.

Externally there is a well maintained rear garden featuring a stone wall, patio area and spectacular views towards Manchester and beyond. To the front can be found a driveway providing parking for multiple vehicles and access to the double garage.

Early Viewings Recommended. Call Keystone 01706 344344



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## Hall 4.1 x 2.7 (13'5" x 8'10")

Large entrance hallway with neutral decor

## Downstairs W/C 2 x 2.4 (6'7" x 7'10")

## Lounge 4.7 x 6 (15'5" x 19'8")

A large reception room with dual aspect windows and huge feature fireplace

## Dining room 3.8 x 4.5 (12'6" x 14'9")

A second reception/dining room leading to the indoor swimming pool, large kitchen.

## Kitchen / Snug 8.1 x 9 (26'7" x 29'6")

Large kitchen / breakfast room with fitted wall and base units, extending to family sitting area/snug,

## Bedroom 1 5.2 x 5.5 (17'1" x 18'1")

Large double bedroom with white fitted wardrobes and neutral decor throughout

## Ensuite 3.3 x 5.5 (10'10" x 18'1")

Spacious ensuite with courner bath, WC, and basin wash

## Bedroom 2 3.3 x 4 (10'10" x 13'1")

Large second double bedroom with brown carpets and neutral decor

## Bedroom 3 4 x 4 (13'1" x 13'1")

Third double bedroom with fitted wardrobes and neutral decor throughout

## Bedroom 4 2.3 x 3.6 (7'7" x 11'10")

Fourth double bedroom with neutral decor throughout

## Bedroom 5 6 x 3.8 (19'8" x 12'6")

Spacious double bedroom with fitted wardrobes on both main walls

## Bathroom 2.5 x 2.8 (8'2" x 9'2")

Three piece bathroom suite with walk in shower and white tiled throughout

## Garage 5.2 x 5 (17'1" x 16'5")

Double garage to the front of the property

## Pool 8.4 x 9.4 (27'7" x 30'10")

Medium sized swimming pool



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