



10 Thrum Hall Lane, Rochdale

£150,000 Freehold

Located in a popular location within Shawclough, just on the outskirts of Rochdale • Close by to the scenic Healey Dell nature reserve • Two good sized bedrooms • Large lounge • Dining kitchen • Ground floor utility store room • Double glazed windows and gas central heating throughout • Lawned gardens to the front and rear of the property • Early viewing highly recommended!

Charming 2-bed mid-terraced house in sought-after Shawclough area. Cosy interior, spacious bedrooms, large lounge, dining kitchen, utility room. Double glazed, gas heating, lawned garden. Ideal for families or downsizers. Book a viewing to see its full potential!
Council Tax band: A

Tenure: Freehold



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- Close by to the scenic Healey Dell nature reserve
- Two good sized bedrooms
- Large lounge
- Dining kitchen
- Ground floor utility store room
- Double glazed windows and gas central heating throughout
- Lawned gardens to the front and rear of the property
- Early viewing highly recommended!



GROUND FLOOR

Entrance Hallway

Lounge

15' 11" x 10' 7" (4.85m x 3.23m)

Dining Kitchen

8' 5" x 13' 5" (2.57m x 4.09m)

FIRST FLOOR

Landing

5' 5" x 5' 9" (1.65m x 1.75m)

Bedroom

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom

8' 5" x 10' 8" (2.57m x 3.25m)

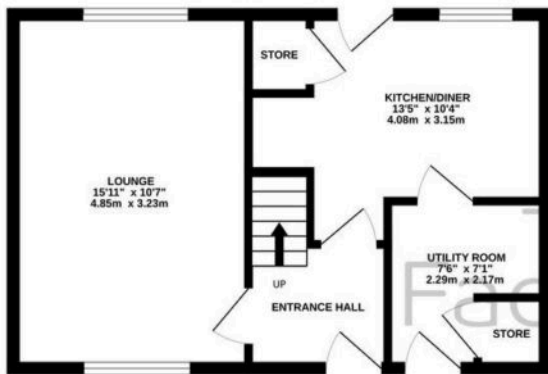
Office / Dressing Room

7' 2" x 10' 8" (2.18m x 3.25m)

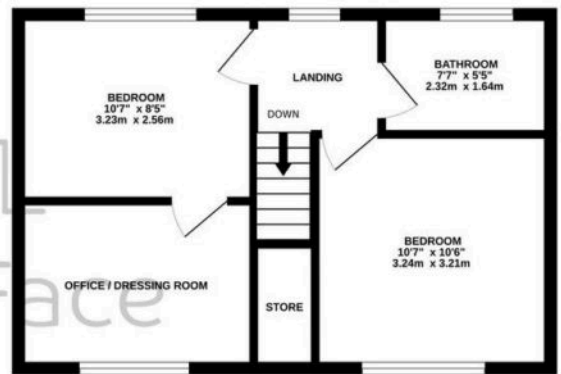
Bathroom

5' 6" x 7' 10" (1.68m x 2.39m)

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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