



Knowsley Crescent, Shawforth | Rochdale | OL12 8HR

EDWARD
melior



TO BE SOLD BY ONLINE AUCTION ON 25TH - 26TH MARCH 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

94 Knowsley Crescent, Rochdale, OL12 8HR.

Semi detached house occupying an elevated position enjoying excellent open aspects. Hall, lounge, modern re-fitted dining kitchen with built in oven and hob, three bedrooms and modern re-fitted bathroom. Gardens to front and rear, driveway. Gas central heating and double glazing. Vacant possession. Close to excellent countryside walks and access for both Rochdale and Rawtenstall town centres.

** VIRTUAL TOUR COMING SOON **

Additional Information

Here is a similar property on the same road which sold recently taken from Land Registry:

56, Knowsley Crescent, OL12 8HR sold on 10/10/25 for £240,000 Semi 3 beds 0.07 mi

The property is situated close to Whitworth Village which provides a good selection of local amenities including a number of independent shops, excellent schools, bars and restaurants, as well as only being a few minutes away from Healey Dell Nature Reserve. Tenant ready property rental values in the area are in the region of £1100 per month. EPC rating E. Sold as seen.

Auction consultant dealing with this property

Chloe Jones

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

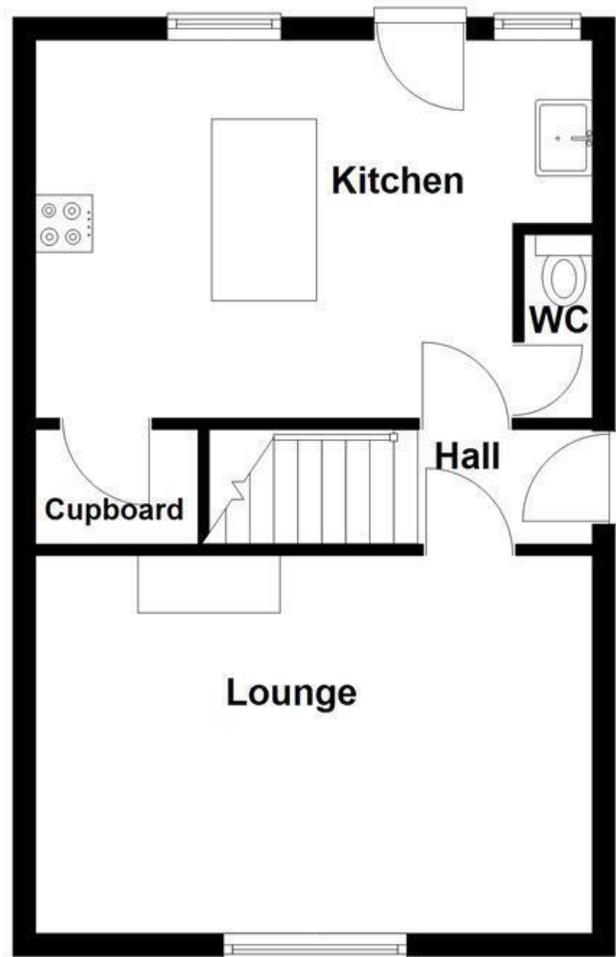
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



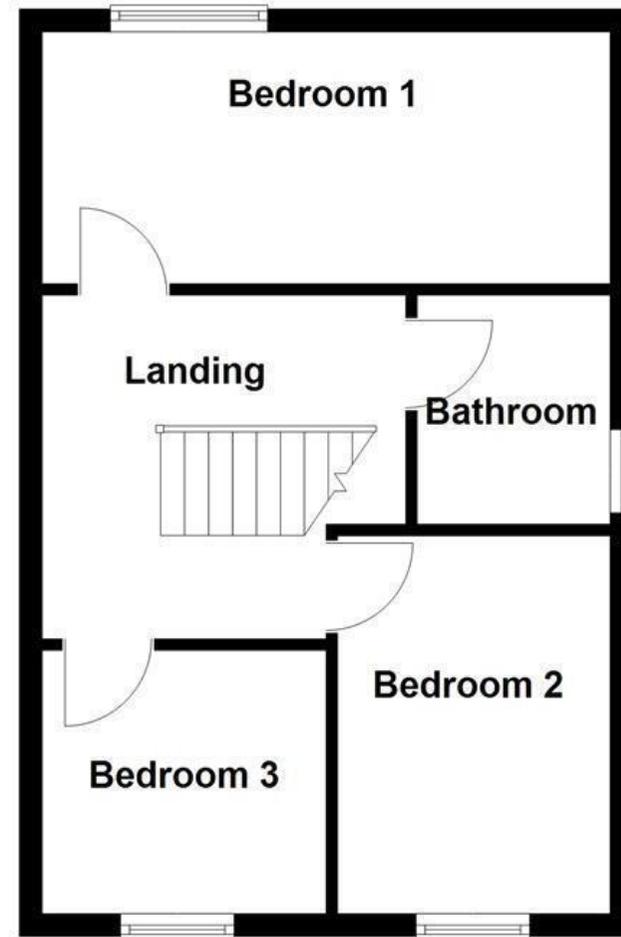
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Ground Floor



First Floor



Important Information

- Council Tax Band: A
- Tenure: Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk

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