Keenans











Harridge Avenue, Rochdale, OL12 7HN

£300,000

A WONDERFUL THREE BED DETACHED FAMILY HOME NOW AVAILABLE IN SHAWCLOUGH

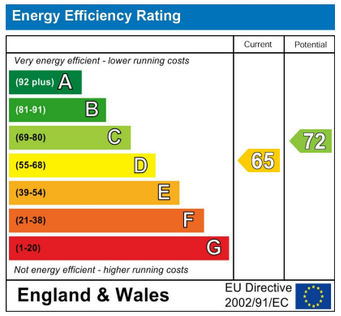
Nestled on Harridge Avenue in the charming area of Lowerfold, Rochdale, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. The property is situated in the desirable Shawclough location, known for its friendly community and picturesque surroundings.

One of the standout features of this home is its close proximity to Healey Dell, a beautiful green space that provides an ideal setting for leisurely walks and outdoor activities. Nature enthusiasts will appreciate the tranquil environment, making it a perfect retreat from the hustle and bustle of everyday life.

In addition to its scenic surroundings, this property boasts excellent transport links, ensuring easy access to nearby towns and cities. Whether you are commuting for work or exploring the local area, you will find that getting around is both simple and efficient.

Local amenities are also within easy reach, offering a variety of shops, cafes, and services to cater to your everyday needs. This combination of accessibility and natural beauty makes this home an attractive option for families and individuals alike.

With its spacious layout and inviting atmosphere, this three-bedroom detached house on Harridge Avenue is a wonderful opportunity for those seeking a comfortable and well-located residence in Rochdale. Don't miss the chance to make this lovely property your new home.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- EPC Rating D
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- Off Road Parking
- Fitted Kitchen
- Garden Space To Front And Rear

Ground Floor

Entrance
UPVC double glazed frosted door to the entrance hallway.

Entrance Hall
9'10 x 8'10 (3.00m x 2.69m)

Storage cupboard, doors to the reception room, kitchen diner, double doors to the snug and a staircase to the first floor.

Snug
9'11 x 8'10 (3.02m x 2.69m)

UPVC double glazed window, central heating radiator, coving and a UPVC double glazed sliding door leading to garden.

Reception Room
20'1 x 16'5 (6.12m x 5.00m)

UPVC Double glazed window, central heating radiator, coving and a UPVC French Doors leading to the front. .

Kitchen/Diner
12'2 x 9'10 (3.71m x 3.00m)

UPVC double glazed window, central heating radiator, a range of wall and base units, laminate work surfaces, stainless steel sink with single draining board and mixer tap, integral single oven, integral microwave, four ring gas burning hob, stainless steel extractor hood, tiled splashback, integrated fridge freezer, plumbing for washing machine, UPVC door leading to Garden and tiled flooring.

First Floor

Landing
7'6 x 5'11 (2.29m x 1.80m)

Doors to three bedrooms and a bathroom.

Bedroom One
17'10 x 9'2 (5.44m x 2.79m)

UPVC Double glazed window, central heating radiator, fitted wardrobes and spotlights.

Bedroom Two
12'2 x 9'3 (3.71m x 2.82m)

UPVC Double glazed window and central heating radiator.

Bedroom Three
12'2 x 10 (3.71m x 3.05m)

UPVC Double glazed window and central heating radiator.

Bathroom
7'1 x 6'7 (2.16m x 2.01m)

UPVC Double glazed frosted window, traditional towel rail radiator, a three piece suite comprising of a dual flush w/c, vanity top wash basin with mixer tap, P shaped bath with waterfall tap and electric feed shower with rinse head, extractor fan, fully tiled elevations and lino flooring.

External

Front
Driveway with space for parking for multiple vehicles, paved path leading to front door and grass lawn area with bedding area.

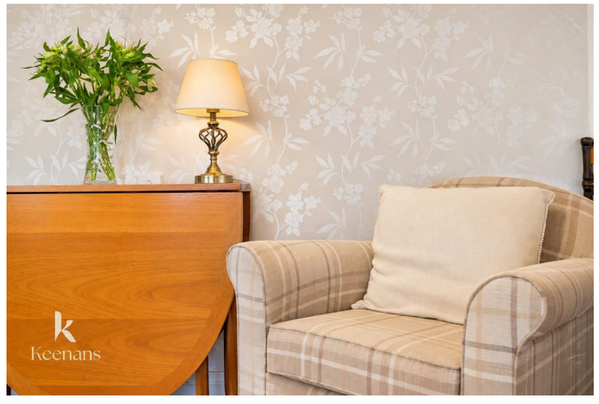
Rear
Paved patio area, raised lawn aea with bedding area with mature shrubs.

Garage
25'9 x 9'4 (7.85m x 2.84m)

Storage cupboard, open to the utility room, up and over garage door.

Utility Room
9'1 x 3'1 (2.77m x 0.94m)







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