



21 Horsefield Avenue Rochdale, OL12 8SW

Set in a peaceful spot with open views to the rear, this three-bedroom townhouse offers a rare chance to enjoy a tranquil setting at an affordable price. With Healey Dell Nature Reserve and surrounding countryside nearby, it's perfect for dog owners, walkers, and those who love the outdoors — yet still within easy reach of local amenities. Well maintained over the past five years, the property is a lasting investment for first-time buyers. Recent improvements include new windows and back door, a stylish fitted kitchen, updated boiler, modern RCD unit, and fresh décor throughout, creating a home ready to move straight into. The layout is practical and welcoming. An entrance vestibule opens into a spacious lounge with stairs to the first floor. The bright kitchen and dining area is a highlight, with two windows and a door leading directly to the garden — a perfect space to dine while enjoying the open views. Upstairs are two double bedrooms, a third single bedroom currently used as a home office, and a modern family bathroom. Outside, there are gardens to the front and rear, a sunny south-facing aspect, a nearby garage, and on-street parking.

3 bedrooms

South facing garden

Garage

Well preseted

Far reaching views

Modern fitted kitchen

Fitted bathroom

Freehold

Offers Over £200,000



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Entrance Vestibule 4' 10" x 4' 1" (1.48m x 1.25m)
Great for cloaks and shoes. Meter cupboard.

Lounge 11' 11" x 16' 10" (3.62m x 5.13m)
Feature fireplace. Stairs to first floor.

Kitchen/Diner 14' 9" x 7' 9" (4.50m x 2.36m)
Newly fitted kitchen in timeless white. Integrated oven, hob and extractor fan. Space for fridge/freezer and washing machine. Storage cupboard. New PVC door to the garden. Space for dining table. 2 windows to allow maximum south facing light.

Bedroom 1 8' 5" x 14' 2" (2.56m x 4.31m)
To the front elevation

Bedroom 2 8' 3" x 10' 10" (2.51m x 3.31m)
To the rear elevation with views

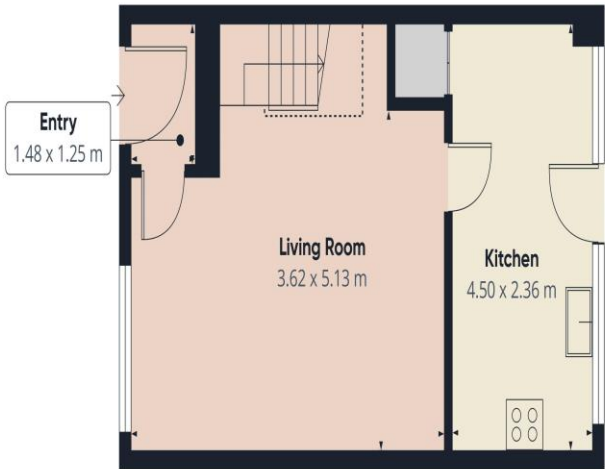
Bedroom 3 6' 2" x 7' 0" (1.88m x 2.13m)
Previously a single bedroom, this is currently being used as a home office.

First Floor Landing 6' 2" x 11' 8" (1.87m x 3.55m)
Storage cupboard.

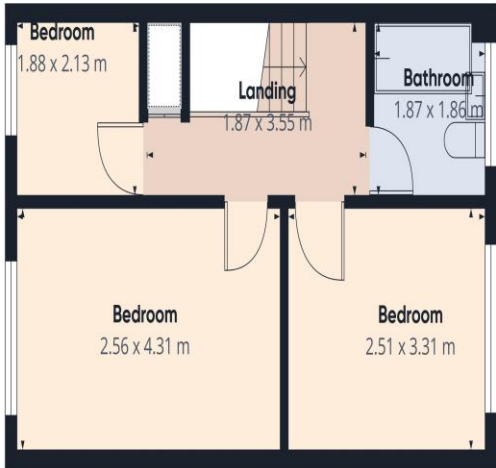
Bathroom 6' 2" x 6' 1" (1.87m x 1.86m)

Rear Garden
Fantastic well maintained garden which is south facing and is not overlooked but is perfectly positioned to enjoy the far reaching views.

Garage
The nearby garage is ideal for additional storage or safe vehicle parking.



Floor 0



Floor 1

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

