



 RESIDE

8 Bracken Close | Hopwood | Heywood OL10 2PD

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# 8 Bracken Close

## Hopwood | OL10 2PD

Welcome to this four-bedroom detached family home nestled within a tranquil cul-de-sac, boasting a prime position with a South-facing garden and an open aspect at the rear, providing a delightful blend of natural light and scenic views.

Upon entering, you are greeted by an inviting hallway leading to the heart of the home. The breakfast kitchen is a chef's delight, equipped with sleek countertops, ample storage space, and integrated appliances, creating a stylish yet functional culinary hub. A convenient utility room provides additional storage and laundry facilities, ensuring practicality for everyday living.

family bathroom, finished to the highest standards.

Externally, the property continues to impress with its fantastic South-facing garden, providing a private oasis for outdoor enjoyment and alfresco dining. The open aspect at the rear adds to the sense of space and tranquillity, offering views of the surrounding greenery. At the front of the house, the double driveway provides ample off-road parking space for multiple vehicles.

The ground floor also features a spacious lounge, perfect for relaxation and entertaining. This flows nicely onto the dining room, complete with patio doors overlooking the lush greenery of the garden. Adding to the appeal of the ground floor is a dedicated playroom, providing a designated space for children to unleash their creativity and imagination, while allowing parents to relax in the adjacent living areas without disturbance.

This delightful home is ideally located within close proximity to local schools, making it an ideal choice for families seeking convenience and a sense of community. With its combination of modern comforts, idyllic setting, and convenient location, this property presents a rare opportunity to embrace the epitome of family living. Viewing is highly recommended to fully appreciate all that this home has to offer.

Ascending the staircase, you will find four well-proportioned bedrooms, each offering a peaceful haven for rest and rejuvenation. The main bedroom boasts an en-suite shower room, while the remaining bedrooms are served by a contemporary



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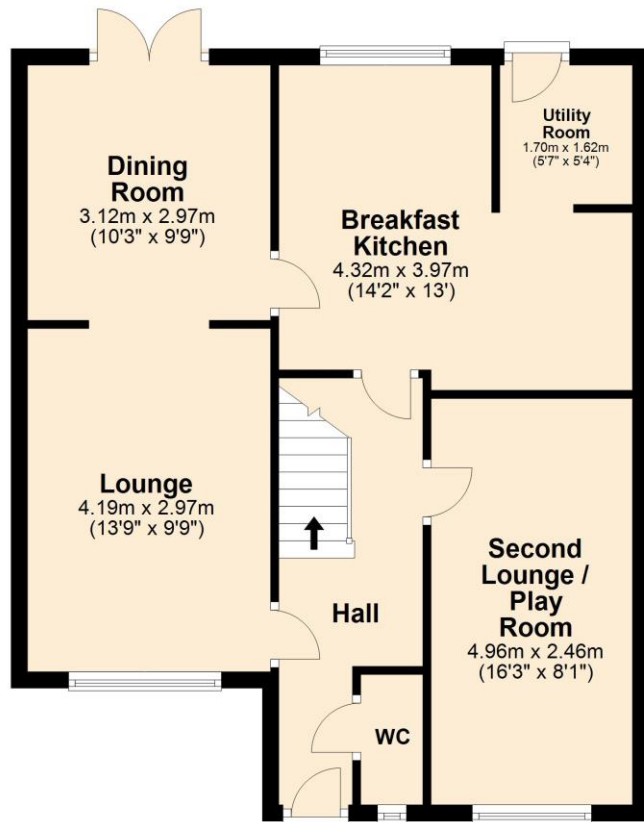


To view this property call Reside on **01706 356633**



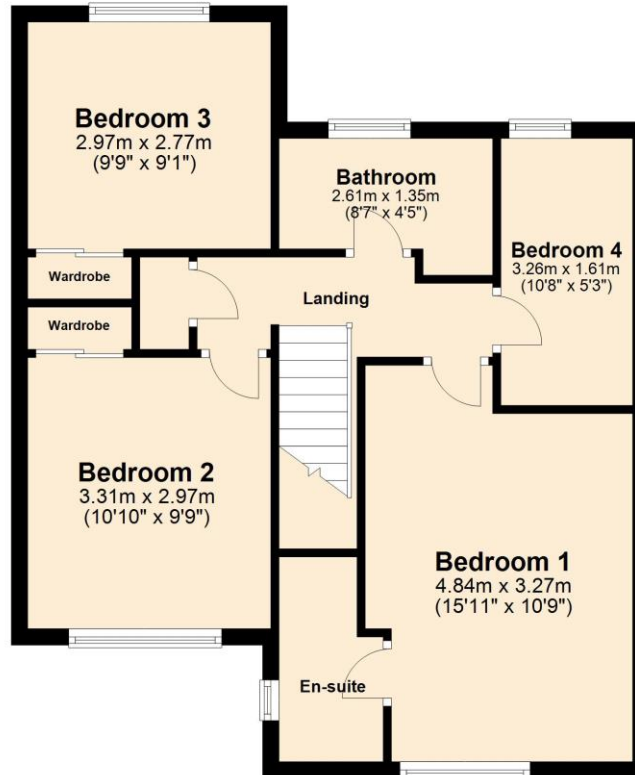
## Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 117.2 sq. metres (1261.9 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".