



8 Hargate Avenue | Norden | Rochdale OL12 7GL

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# 8 Hargate Avenue

Norden | OL12 7GL

Situated on a highly sought-after development, this semi-detached home is located within walking distance of village amenities, Norden cricket club and good local schools whilst having easy access to Rochdale/Bury town centres and the motorway network.

Internally, the home is beautifully presented and decorated throughout whilst boasting ideal first-time buyer and young family living accommodation comprising of an entrance porch, downstairs wc, a spacious lounge, fitted dining kitchen, conservatory, three bedrooms and a bathroom. The property benefits from having gas central heating and upvc double glazing throughout.

The property is Freehold and sits in a slightly elevated position with a lawn garden to the front and a driveway to side for two cars. At the rear, the garden is fully enclosed whilst boasting a patio, raised decking and lawn with flower bed borders.



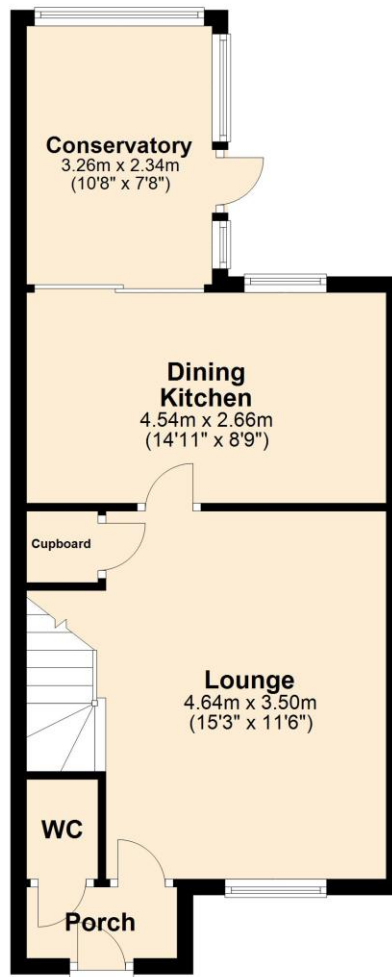
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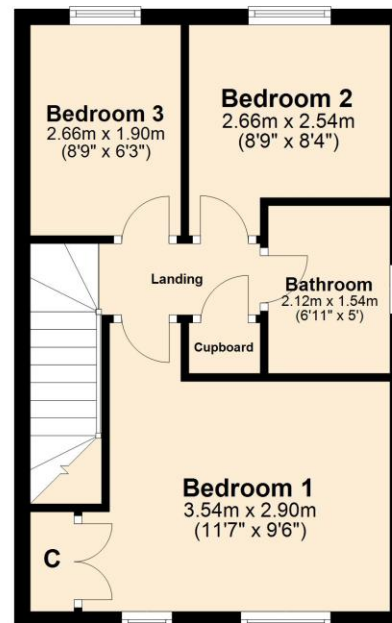


To view this property call Reside on **01706 356633**

## Ground Floor



## First Floor



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"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".