

47 Harridge Avenue
Shawclough | OL12 7HN

47 Harridge Avenue

Shawclough | OL12 7HN



Overview

- Detached House
- Three Double Bedrooms
- Open Plan Lounge/Dining Room
- Fitted Breakfast Kitchen
- Modern Bathroom
- Shower Room
- Gardens To Both Front & Rear
- Driveway & Detached Garage
- Well Regarded Cul-De-Sac Location
- Far Reaching Views
- On The Doorstep Of Healey Dell



Three Bedroom Detached House On The Doorstep Of Healey Dell Nature Reserve

This beautifully presented three-bedroom detached home is situated on the edge of the breathtaking Healey Dell Nature Reserve. The property offers the best of both worlds – tranquil surroundings just minutes from local amenities, schools, and commuter links.



The ground floor comprises of a welcoming entrance hall, a bright and airy lounge/dining room with French doors leading onto a stylish timber decking - perfect for al fresco dining, a fitted breakfast kitchen with integrated appliances and direct access to a private, landscaped garden. Additionally, the layout has been tweaked downstairs to accommodate a convenient utility room adjacent to the breakfast kitchen and a modern three-piece shower room.

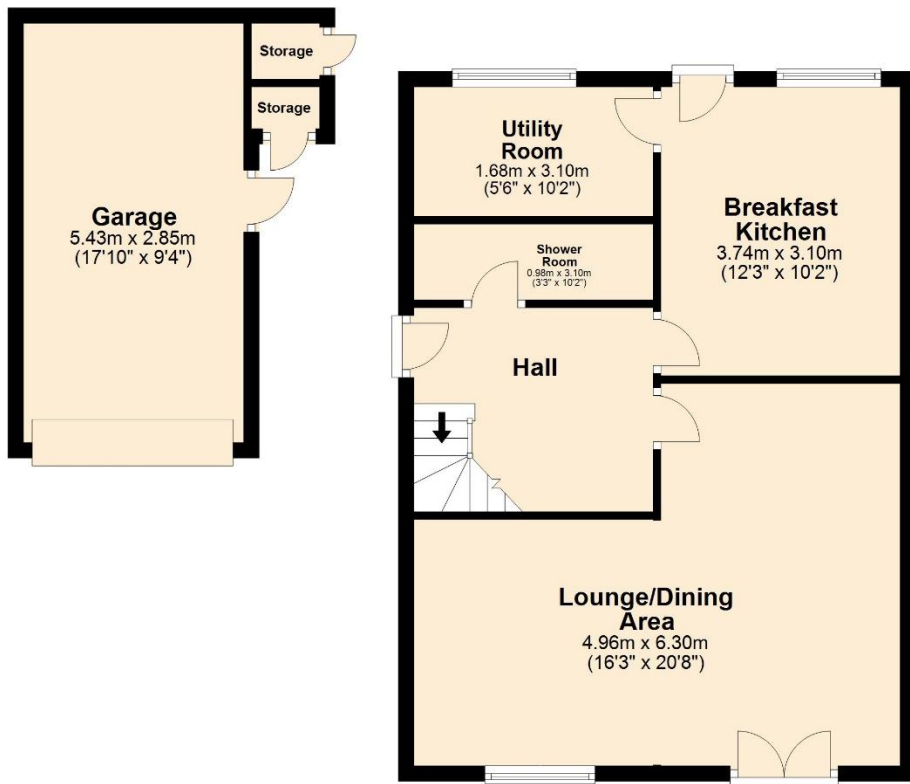


To the front, the property enjoys a neat lawn and a private driveway providing off-road parking, along with access to a detached garage. The rear garden boasts a lawn, patio seating area, and mature borders, offering a secure and tranquil outdoor space.

Set on the edge of the stunning Healey Dell Nature Reserve, the property offers direct access to miles of scenic woodland trails, waterfalls, and wildlife. It's an ideal location for walking, cycling, or simply enjoying the natural surroundings. Despite its peaceful setting, the home is within easy reach of highly regarded schools, local amenities, and excellent transport links to Rochdale town centre and the wider Greater Manchester area.

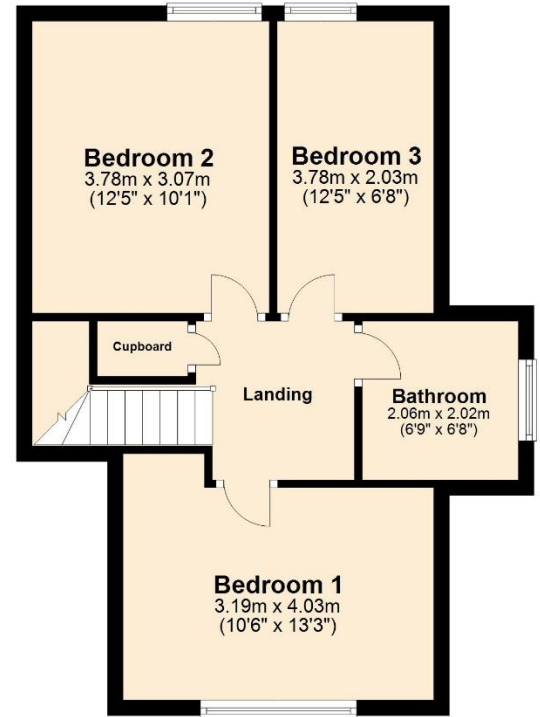
Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 116.4 sq. metres (1252.6 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

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".