



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
England & Wales	
EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Harridge Avenue, Rochdale, OL12 7HN

### Offers Over £300,000

BEAUTIFULLY MAINTAINED FAMILY HOME

Flowing internally with neutral tones and an abundance of natural light finished with stylish interiors, this three bedroom, modern detached home is being welcomed to the property market in the heart of Rochdale - perfect for a growing family. The property offers convenient access to local amenities, schools and access to the neighbouring towns of Rochdale, Burnley and Rawtenstall.

The property briefly comprises; entrance into the hallway which provides access to a reception room, kitchen, bathroom, bedroom, storage cupboard and stairs to the first floor. The reception room provides access to the rear exterior. The first floor has a WC and two bedrooms. The rear exterior has laid to lawn garden, paved patio and trees and the front of the property has laid to lawn garden, mature shrubs and trees and a driveway for off road parking.

For further information or to arrange a viewing, please contact our team at your earliest convenience.



# Harridge Avenue, Rochdale, OL12 7HN

## Offers Over £300,000



- Beautifully Presented Detached Property
- Spacious Rooms
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Entrance Hall

14'3 x 7 (4.34m x 2.13m )

Composite double glazed front door, two UPVC double glazed windows, central heating radiator, wood flooring, doors leading to reception room, kitchen, storage cupboard, bathroom and bedroom three.

#### Reception Room

25'1 x 14'6 (7.65m x 4.42m )

UPVC double glazed window, central heating radiator, gas fire, television point, wood flooring and door leading to rear.

#### Kitchen

12'11 x 9'11 (3.94m x 3.02m )

UPVC double glazed window, central heating radiator, mix of wall and base units, composite sink and drainer with mixer tap, part tiled, glass splashback, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, dishwasher, dryer, washing machine and tiled flooring.

#### Bathroom

8'6 x 4'7 (2.59m x 1.40m )

UPVC double glazed window, central heating towel rail, PVC panel bath with mixer tap, rainfall shower head and direct feed shower, dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights, fully tiled and tiled flooring.

#### Bedroom Three

9'11 x 9'5 (3.02m x 2.87m )

UPVC double glazed window, central heating radiator and wood flooring.

### First Floor

#### Landing

10'1 x 3'8 (3.07m x 1.12m )

Loft access, doors leading to two bedrooms and WC.

#### Bedroom One

13'4 x 10'8 (4.06m x 3.25m )

UPVC double glazed window and storage cupboard.

#### Bedroom Two

13'10 x 9'11 (4.22m x 3.02m )

UPVC double glazed window, central heating radiator and storage cupboard.

#### WC

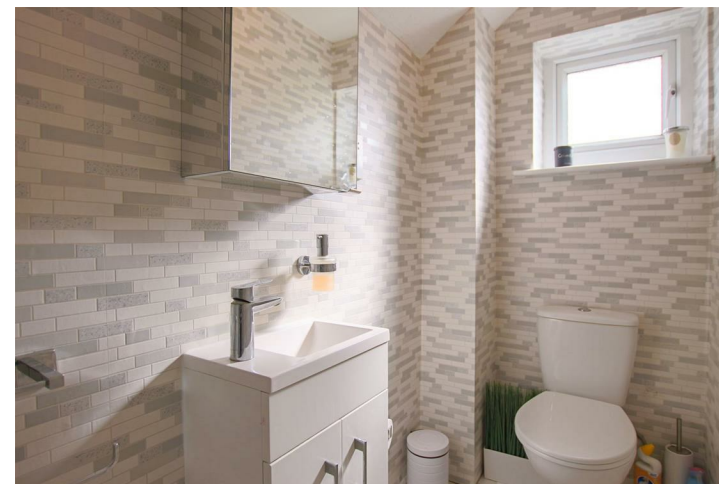
7'7 x 3'5 (2.31m x 1.04m )

UPVC double glazed window, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

### Exterior

#### Rear

Paved patio, laid to lawn garden and trees.



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