



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

£275,000

SPACIOUS HOME SITUATED ON A QUIET ESTATE

Welcome to this charming property located on Harridge Avenue in the lovely town of Rochdale. This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms and a three piece bathroom, this property offers ample space for a growing family or those who enjoy having guests over.

This house is not just a home; it's a canvas waiting for your personal touch. The great potential for development means you can truly make this space your own. Whether you dream of a modern open-plan layout or a traditional cosy feel, the possibilities are endless.

Nestled in a quiet estate, this property offers a peaceful retreat from the hustle and bustle of daily life. Imagine enjoying your morning coffee in the serene surroundings of your own rear garden or taking a leisurely stroll through the neighbourhood in the evenings.

Convenience is key, and this house delivers. With easy access to local amenities, running errands or enjoying a meal out is a breeze. Everything you need is just a stone's throw away, making daily life that much more convenient.

Don't miss out on the opportunity to own this spacious family home with great potential for development. Make Harridge Avenue your new address and start creating memories in this wonderful property.

Harridge Avenue, Rochdale, OL12 7HN

£275,000



- Spacious Detached Property
- Fitted Kitchen
- Ample Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Extensive Plot with Wraparound Gardens
- Council Tax Band D

Ground Floor

Entrance Hall

14'4 x 12'9 (4.37m x 3.89m)

UPVC double glazed frosted front door and window, central heating radiator, doors to reception room one, kitchen, bedroom three, bathroom, inner hall and stairs to first floor.

Reception Room One

14'6 x 14'6 (4.42m x 4.42m)

UPVC double glazed window, central heating radiator, gas fire with stone feature fireplace, television point and open access to reception room two.

Reception Room Two

10'10 x 9'1 (3.30m x 2.77m)

UPVC double glazed window, central heating radiator and serving hatch.

Kitchen

13'0 x 10'8 (3.96m x 3.25m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, space for oven, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, vinyl flooring and door to rear.

Bedroom Three

9'10 x 9'4 (3.00m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'11 (2.24m x 1.80m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps, tiled elevations and vinyl flooring.

Inner Hall

5'6 x 5'4 (1.68m x 1.63m)

Door to garage.

Garage

19'9 x 9'3 (6.02m x 2.82m)

Power, lighting and up and over garage door.

First Floor

Landing

Doors to two bedrooms, WC and eaves storage.

Bedroom One

15'8 x 12'8 (4.78m x 3.86m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'11 x 10'1 (3.94m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to store.

WC

6'11 x 3'0 (2.11m x 0.91m)

UPVC double glazed frosted window, wall mounted wash basin with traditional taps and tiled splashback.

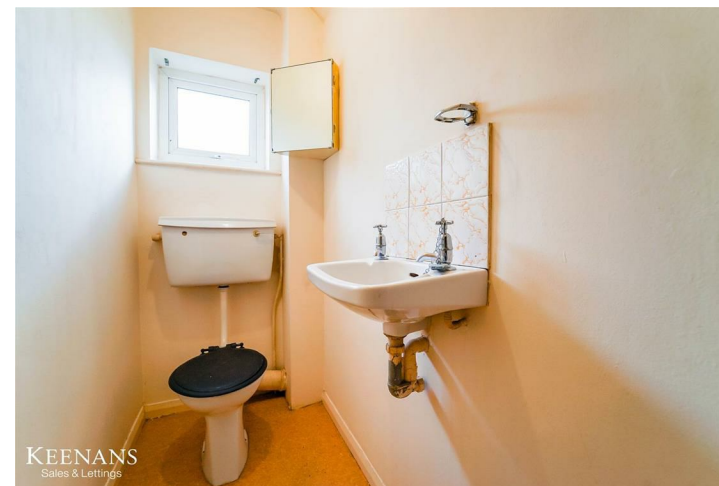
External

Rear

Enclosed laid to lawn garden with paved patio, mature shrubbery and bedding areas.

Front

Wraparound laid to lawn garden, mature shrubbery, crazy paved driveway and access to garage.



Tel: 01706396140

www.keenans-estateagents.co.uk