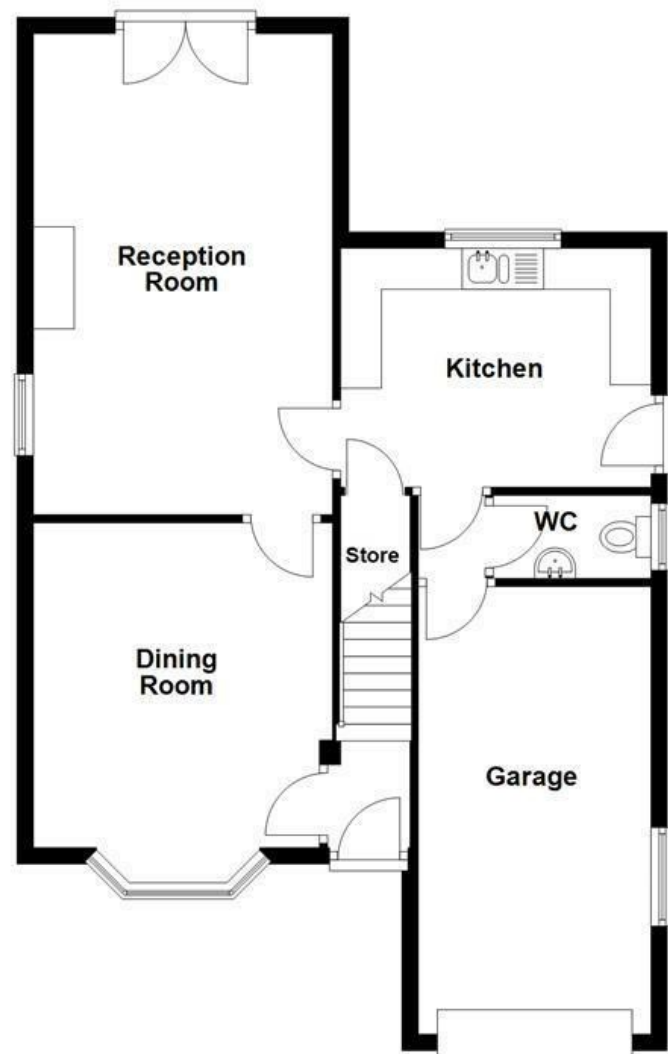


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(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.

Harewood Drive, Rochdale, OL11 5TP

£375,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled on the esteemed Harewood Drive in Norden, Rochdale, this exceptional detached house presents a remarkable opportunity for those seeking a spacious and beautifully maintained family home. With four generously sized double bedrooms, this property is designed to accommodate the needs of modern family living.

The interior boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The neutral decoration throughout creates a warm and welcoming atmosphere, allowing potential buyers to easily personalise the space to their taste. The property also features a well-appointed bathroom and an enviable integral garage, adding to the convenience of everyday life.

One of the standout features of this home is its stunning wrap-around gardens, which are meticulously maintained and offer a private oasis that is not overlooked. The gardens provide a perfect setting for outdoor gatherings or simply enjoying the serene panoramic countryside views that surround the property. Additionally, there is ample off-road parking, ensuring that both residents and guests have easy access.

Situated in a highly sought-after estate, this property is conveniently located near local village amenities, bus routes, and reputable schools. Major motorway links are also within easy reach, making commuting a breeze.

Harewood Drive, Rochdale, OL11 5TP

£375,000

 4  1  2  D

- Impressive Detached Property
 - Ample Living Space
 - Off Road Parking and Garage
 - EPC Rating D
- Four Bedrooms
 - Neutral Decoration Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Stunning Gardens
 - Council Tax Band E

Ground Floor

Entrance Hall

3'9 x 3'3 (1.14m x 0.99m)
Hardwood front door, central heating radiator and door to dining room.

Dining Room

12'0 x 13'1 (3.66m x 3.99m)
UPVC double glazed leaded inset bay window, central heating radiator, coving, gas fire with granite hearth and surround, television point and door to reception room.

Reception Room

19'4 x 12'0 (5.89m x 3.66m)
UPVC double glazed window, central heating radiator, cornice coving, gas fire with stone hearth, surround and stone feature chimney breast, integrated shelving, television point, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

12'6 x 9'7 (3.81m x 2.92m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated Stoves double oven, four ring electric hob and extractor hood, integrated fridge, integrated dishwasher, under stairs storage, tiled flooring, door to inner hall and UPVC double glazed frosted door to side elevation.

Inner Hall

3'4 x 2'8 (1.02m x 0.81m)
Tiled elevations, tiled flooring, doors leading to garage and WC.

WC

5'8 x 3'4 (1.73m x 1.02m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, tiled elevations and tiled flooring.

Garage

18'0 x 9'3 (5.49m x 2.82m)
UPVC double glazed frosted window, power, lighting, ATAG boiler, space for fridge freezer, plumbing for washing machine and electric up and over garage door.

First Floor

Landing

6'10 x 5'7 (2.08m x 1.70m)
Storage cupboard, doors leading to four bedrooms and bathroom.

Bedroom One

15'4 x 13'4 (4.67m x 4.06m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Two

11'3 x 9'2 (3.43m x 2.79m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Three

11'8 x 8'3 (3.56m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Four

9'2 x 7'11 (2.79m x 2.41m)
UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'5 (2.08m x 1.65m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations, spotlights, extractor fan and lino flooring.

External

Rear

Enclosed wraparound garden with laid to lawn, paving, bedding areas, mature shrubbery and open aspect views.

Front

Laid to lawn garden with tarmac driveway and block paved driveway.



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