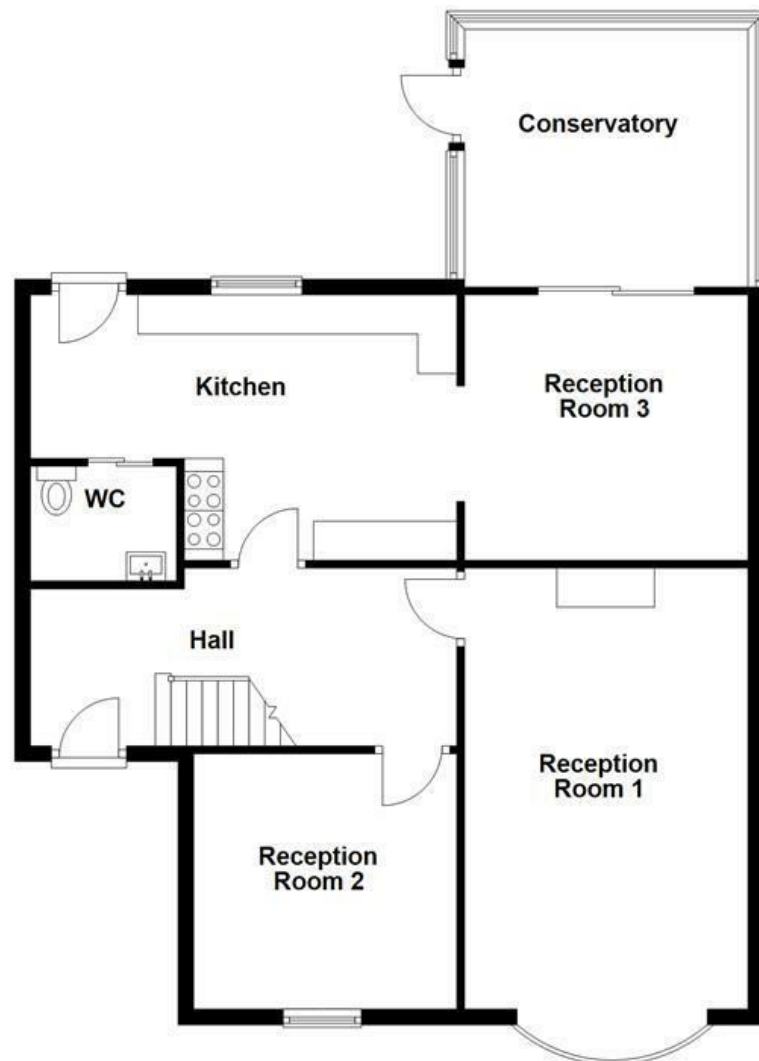
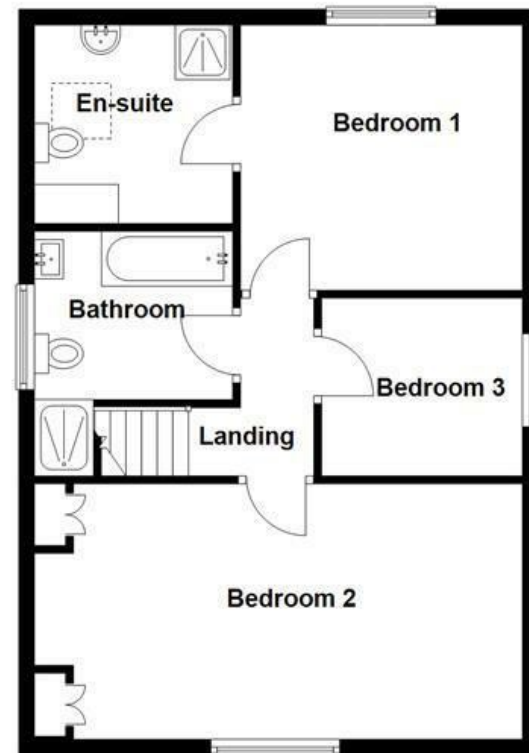



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

### £400,000

#### A FANTASTIC FAMILY HOME

Welcome to this delightful four-bedroom detached house located on Harridge Avenue in the charming town of Rochdale. This property is a true gem, situated on a corner plot that offers both privacy and ample outdoor space. As you enter, you will find two inviting reception rooms and one double bedroom that provide a warm and welcoming atmosphere, perfect for family gatherings or entertaining guests.

The spacious kitchen features a dining area that flows seamlessly into a large, bright conservatory. This lovely space overlooks the stunning garden, which is abundant with greenery and offers a tranquil retreat for relaxation or outdoor activities. The driveway accommodates multiple vehicles, and the double garage adds further convenience for storage or additional parking.

On the first floor, you will discover three generously sized bedrooms, including a main bedroom complete with an en-suite shower room. The modern family bathroom serves the other bedrooms, ensuring comfort and practicality for all family members.

This property is situated in a highly sought-after location, close to local amenities and excellent transport links, making it ideal for families and commuters alike. With its spacious layout and inviting features, this house is truly the perfect family home, ready for you to move into and make your own. Don't miss the opportunity to view this wonderful property!



Harridge Avenue, Rochdale, OL12 7HN  
£400,000

 4  2  2  D

- Detached Property
  - Two Bathrooms
  - Off Street Parking And Garage
  - EPC Rating: D
- Three Bedrooms
  - Contemporary Fitted Kitchen
  - Tenure: Leasehold
- Three Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: D

Ground Floor

Hall

17'1 x 7'4 (5.21m x 2.24m)  
Composite frosted entrance door, central heating radiator, smoke alarm, dado rail, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One

18'6 x 11'11 (5.64m x 3.63m)  
UPVC double glazed window, UPVC double glazed leaded window, two central heating radiators, coving, smoke alarm, picture rail and gas fire.

Reception Room Two

11'1 x 10'9 (3.38m x 3.28m)  
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Kitchen

17'1 x 11' (5.21m x 3.35m)  
UPVC double glazed window, coving, spotlights, wood panel wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, 8 ring Bush range cooker, extractor hood, plumbing for washing machine, integrated dishwasher, space for fridge freezer, open access to reception room three, wood effect flooring, door to WC and composite door to rear.

Reception Room Three

11'10 x 11'2 (3.61m x 3.40m)  
Central heating radiator, coving, TV point and UPVC double glazed sliding doors to conservatory.

WC

5'2 x 4'10 (1.57m x 1.47m)  
Coving, spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled floor.

Conservatory

12'2 x 10'10 (3.71m x 3.30m)  
UPVC double glazed windows, polycarbonate roof, ceiling fan, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

7'3 x 4'4 (2.21m x 1.32m)  
Central heating radiator, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)  
UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

8'6 x 7'5 (2.59m x 2.26m)  
Velux window, spotlights, low flush WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, part tile elevation and lino flooring.

Bedroom Two

20'6 x 10'11 (6.25m x 3.33m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

8'5 x 7'5 (2.57m x 2.26m)  
UPVC double glazed window and central heating radiator.

Bathroom

10' x 6'10 (3.05m x 2.08m)  
UPVC double glazed frosted window, central heating radiator, coving, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower in enclosure, part tile elevation part PVC panel elevation and tiled floor.

External

Front

Laid to lawn garden, bedding areas, slate chips and block paved drive leading to double garage.

Rear

Enclosed laid to lawn garden, paving, bedding areas, stone and slate chippings.



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