

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harebell Close

Rochdale, OL12 6XW

£325,000



- A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME
- MODERN DINING KITCHEN WITH BI-FOLD DOORS
- LOW MAINTANENCE GARDEN TO THE REAR
- SITUATED ON A QUIET CUL DE SAC
- COUNCIL TAX BAND C
- THREE BEDROOMS
- STYLISH FAMILY BATHROOM SUITE
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- EPC RATING
- LEASEHOLD

Tel: 01706 390 500

# Harebell Close

Rochdale, OL12 6XW

£325,000



Hunters Estate Agents are pleased to present this beautifully presented and thoughtfully extended three-bedroom family home. Tucked away in a quiet cul-de-sac within a highly sought-after residential area, the property benefits from excellent access to local amenities, including shops, well-regarded schools, and convenient public transport links.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, and a stunning extended dining kitchen featuring bi-fold doors that open out onto the rear garden, perfect for modern family living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a stylish, contemporary family bathroom suite.

Externally, the property offers an integral garage, private off-road parking, and a generous, low-maintenance rear garden, making it ideal for families and those seeking outdoor space with minimal upkeep.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

## Hall

This welcoming entrance hall features a window that brightens the space with natural light and a door leading into the lounge.

## Lounge

10'10" x 11'2" (3.31m x 3.41m)

The lounge offers a cosy setting with a traditional fireplace with a wooden mantelpiece, providing a comfortable place to relax. The room benefits from natural light coming through a window and connects seamlessly to the dining kitchen.

## Dining kitchen

17'9" x 19'2" (5.42m x 5.84m)

This expansive kitchen and dining room is filled with natural light, enhanced by bi-fold doors that open directly onto the rear garden. The kitchen is contemporary with a range of wall and base units, a large central island featuring a sink and induction hob, and integrated appliances including an oven, microwave and dishwasher. The dining area provides space for a dining table and additional furniture, creating a bright and inviting space for family meals and entertaining.

## Landing

8'8" x 10'4" max (2.63m x 3.15m max)

The first-floor landing is bright and airy, benefiting from a large window that floods the space with natural light. It provides access to all bedrooms and the bathroom, featuring a wooden balustrade with glass panels for a contemporary touch.

## Bedroom 1

13'2" x 8'6" (4.01m x 2.59m)

The main bedroom is a comfortable and peaceful retreat, with a large window that fills the room with light.

## Bedroom 2

8'6" x 8'6" (2.60m x 2.59m)

A further double bedroom located to the rear of the property, offering a pleasant view of the garden.

## Bedroom 3

7'8" x 10'4" (2.33m x 3.15m)

A third bedroom ideal for use as a guest room or home office, featuring a window that fills the space with natural light.

## Bathroom

8'0" x 10'4" max (2.43m x 3.15m max)

The bathroom is modern and stylish, fully tiled with large neutral-toned tiles. It includes a freestanding bath, a walk-in shower with pebble flooring, a low level WC, and a double basin vanity unit beneath a large backlit mirror, creating a sleek and spacious feel.

## Rear Garden

The rear garden is a private and well-maintained outdoor space, featuring a generous paved patio area and artificial lawn, making this an ideal, low maintenance garden, ideal for families.

## Front Exterior

The property presents a smart and contemporary exterior with a brick façade and a welcoming green front door. A driveway with space for parking leads to the garage, and the house features double-glazed windows with clean lines and a pitched tiled roof.

## Garage

16'1" x 7'8" (4.89m x 2.33m)

The garage is accessible internally via the inner hallway and externally through the front driveway. It offers useful storage and parking space, featuring a long, narrow layout with a door connecting to the inner hallway.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 951

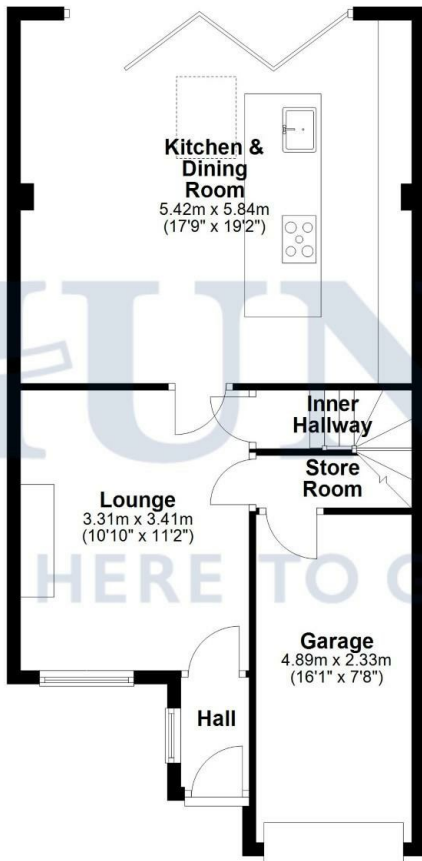
Leasehold Ground Rent Amount: £30.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

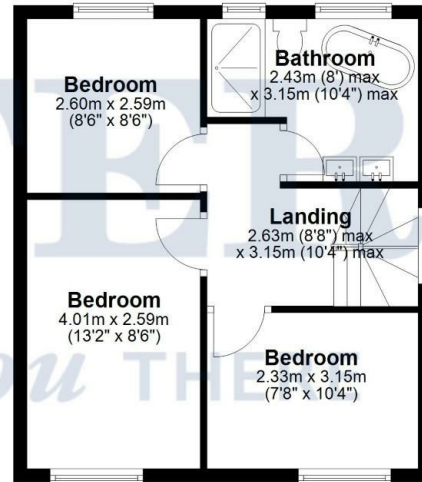
## Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 101.9 sq. metres (1096.4 sq. feet)

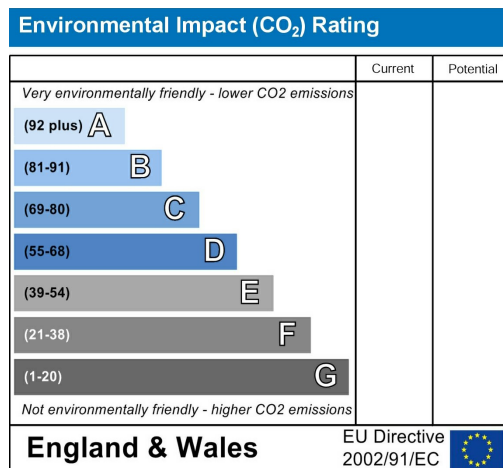
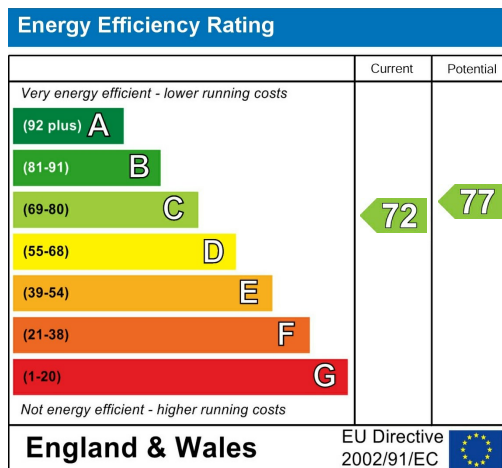
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
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Plan produced using PlanUp.







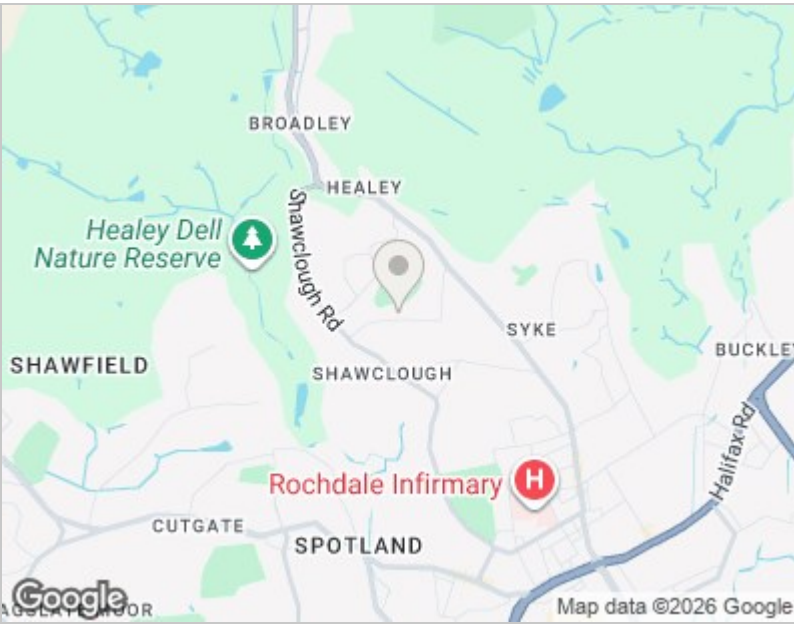
## Energy Efficiency Graph



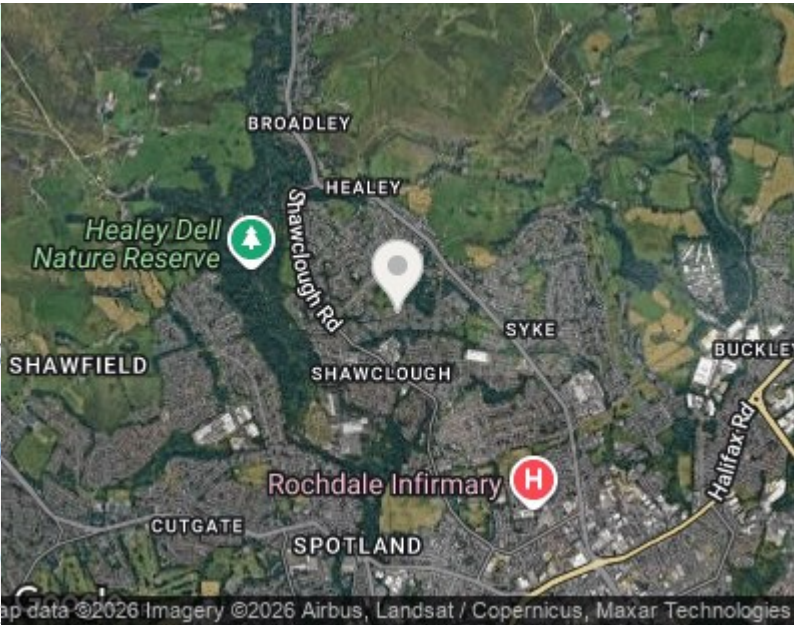
## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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