



21 Horsefield Avenue Rochdale, OL12 8SW

3-Bedroom Townhouse with South-Facing Garden and Open Views
Set in a peaceful spot backing onto open views, this well-kept three-bedroom townhouse offers the perfect balance of countryside living and convenience. Healey Dell Nature Reserve and scenic walks are on the doorstep, while local amenities remain close by. Inside, the home features a bright lounge, modern kitchen-diner with direct access to the sunny south-facing garden, two double bedrooms, a single bedroom/home office, and a family bathroom. Outside are front and rear gardens, a garage nearby, and on-street parking. With vacant possession, recent upgrades including new windows, doors, boiler, RCD unit, kitchen, and tasteful redecoration, this is a move-in-ready home ideal for first-time buyers seeking lifestyle and value.



3 bedrooms

South facing garden

Garage

No Chain

Far reaching views

Modern fitted kitchen

Fitted bathroom

Freehold

Offers Over £200,000

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Entrance Vestibule 4' 10" x 4' 1" (1.48m x 1.25m)
Great for cloaks and shoes. Meter cupboard.

Lounge 11' 11" x 16' 10" (3.62m x 5.13m)
Feature fireplace. Stairs to first floor.

Kitchen/Diner 14' 9" x 7' 9" (4.50m x 2.36m)
Newly fitted kitchen in timeless white. Integrated oven, hob and extractor fan. Space for fridge/freezer and washing machine. Storage cupboard. New PVC door to the garden. Space for dining table. 2 windows to allow maximum south facing light.

Bedroom 1 8' 5" x 14' 2" (2.56m x 4.31m)
To the front elevation

Bedroom 2 8' 3" x 10' 10" (2.51m x 3.31m)
To the rear elevation with views

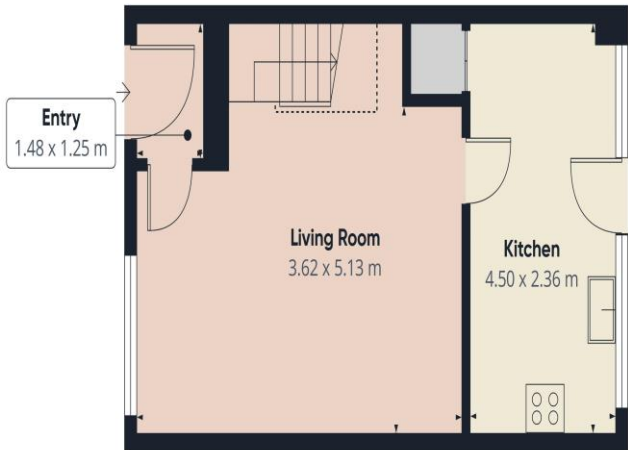
Bedroom 3 6' 2" x 7' 0" (1.88m x 2.13m)
Previously a single bedroom, this is currently being used as a home office.

First Floor Landing 6' 2" x 11' 8" (1.87m x 3.55m)
Storage cupboard.

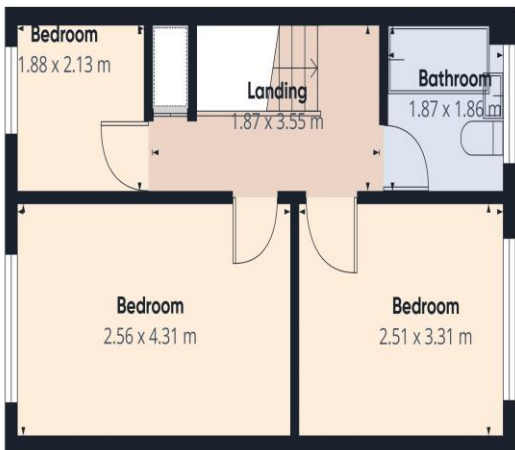
Bathroom 6' 2" x 6' 1" (1.87m x 1.86m)
Panel bath with shower above and glass screen. Floating wash basin and low level w/c. Chrome heated towel rail. Tiled walls. Vinyl flooring.

Rear Garden
Fantastic well maintained garden which is south facing and is not overlooked but is perfectly positioned to enjoy the far reaching views.

Garage
The nearby garage is ideal for additional storage or safe vehicle parking.



Floor 0



Floor 1

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

21 Horsefield Avenue
Whitworth
ROCHDALE
OL12 8SW

Energy rating

D

Valid until:

29 August 2035

Certificate number:

9235-5128-7500-0638-4222

Property type

Mid-terrace house

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		