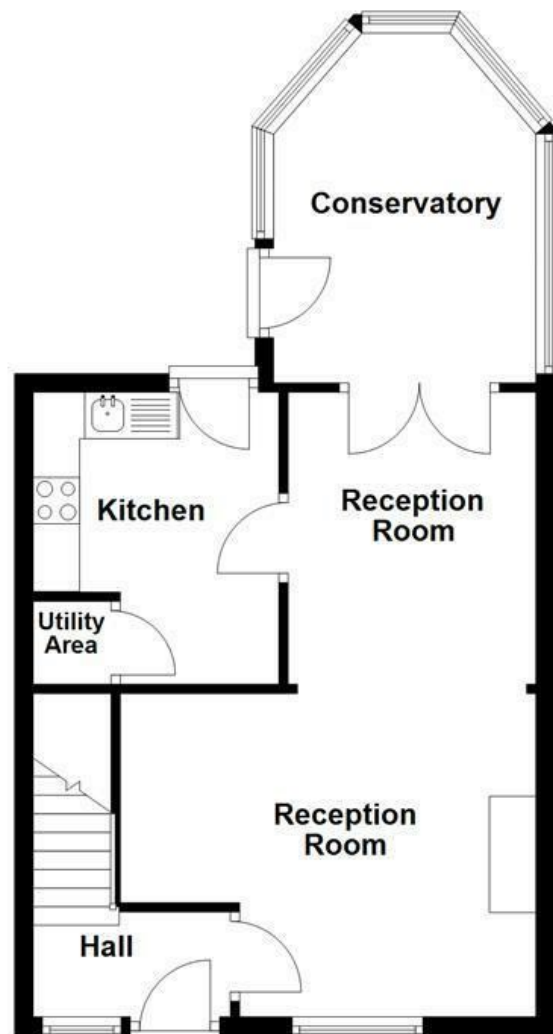
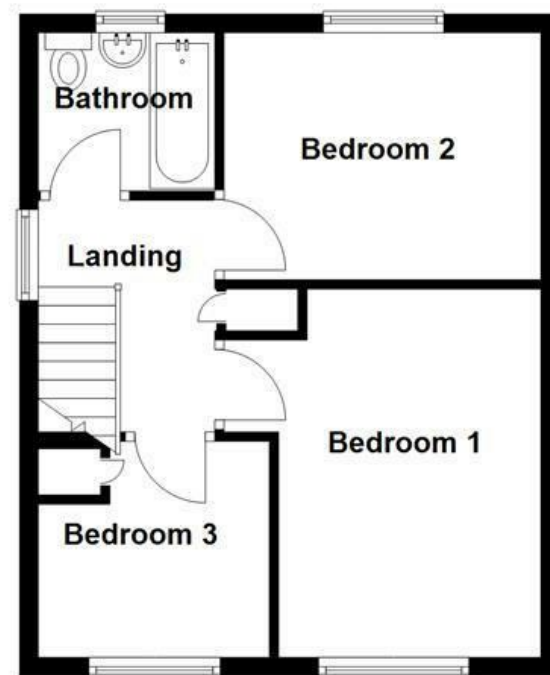


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

## Harebell Close, Rochdale, OL12 6XW

### £1,295

A SUPERB THREE BEDROOM DETACHED HOME

A fantastic opportunity to rent this detached home, on a quiet cul-de-sac in Shawclough. Offering three good sized bedrooms, two reception rooms and a generous garden. With driveway parking, separate home office and privacy to the rear.

The property briefly comprises of an entrance hall, lounge through diner, fitted kitchen and conservatory to the ground floor. The first floor has a good sized master bedroom, a second double and a generous single third bedroom as well as a family bathroom. Externally the property enjoys a lawned garden to the front, along with ample driveway parking. A private rear garden that isn't overlooked, complete with patio areas and a separate home office.

The property is close to excellent walks, Healey Dell Nature Reserve and excellent amenities.

Viewing comes highly recommended to appreciate the quality and space this home has to offer. For more information or to book a viewing please contact our lettings team.



# Harebell Close, Rochdale, OL12 6XW

## £1,295

 3  1  2  D

- Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Good Sized Bedrooms
  - Close To Healey Dell Nature Reserve
  - Tenure: Leasehold
- Two Reception Rooms
  - Excellent Local Amenities
  - Council Tax Band C

### Ground Floor

#### Hall

Composite double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, stairs to first floor and oak door to reception room one

#### Reception Room One

14'8 x 11'5 (4.47m x 3.48m)

UPVC double glazed window, central heating radiator, electric fire, marble effect hearth and surround, wood panel elevation, TV point and open access to reception room two.

#### Reception Room Two

10'4 x 8'9 (3.15m x 2.67m)

Central heating radiator, wood panel elevation, oak door to kitchen and UPVC double glazed French doors to conservatory.

#### Kitchen

10'4 x 8'8 (3.15m x 2.64m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect worktops and splash backs, integrated oven, four ring induction hob, extractor hood, composite sink with draining board and mixer tap, space for fridge, wood effect flooring and door to utility room.

#### Utility Area

Plumbing for washing machine, boiler and wood effect flooring.

#### Conservatory

12'4 x 9'3 (3.76m x 2.82m)

UPVC double glazed windows, ceiling fan, wood effect flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed window, loft access, smoke alarm, storage cupboard and oak doors to three bedrooms and bathroom.

#### Bedroom One

13'0 x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator and integrated storage.

#### Bedroom Two

11'2 x 8'9 (3.40m x 2.67m)

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

#### Bedroom Three

8'2 x 7'8 (2.49m x 2.34m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bathroom

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, tiled elevation and tiled floor.

### External

#### Front

Laid to law. mature shrubs, driveway for off road parking for multiple vehicles and access to home office/storage shed.

#### Home Office/Shed

18'4 x 8'10 (5.59m x 2.69m)

UPVC door and two UPVC double glazed windows.

#### Rear

Patio area and tiered paved garden.

