



**Harebell Close**  
Shawclough Rochdale OL12 6XW

£195,000

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## 8 Harebell Close

Shawclough Rochdale

£195,000

- Beautifully presented
- 3 bed detached
- 1 reception room
- Integral garage
- Pleasant corner plot





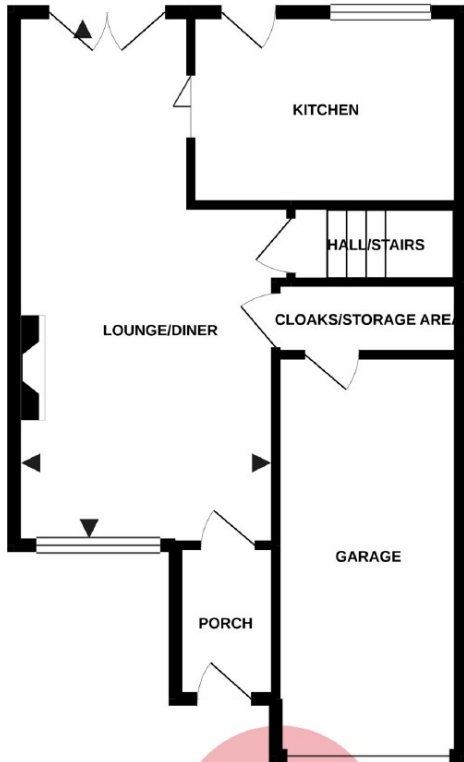
An exceptionally well presented 3 bedroom detached house enjoying a pleasant corner plot with ample parking. Situated in a much sought after cul-de-sac within a short walk of primary school and very well placed for secondary school, shops and Healey Dell Nature Reserve.

The accommodation comprises: PORCH; L-shaped LOUNGE/DINER with beautiful limestone fireplace with driftwood log effect open living flame gas fire and double French doors to rear; KITCHEN with attractive modern High Gloss units, integral electric oven, microwave, hob, fridge with freezer compartment and plumbing for washing machine; INNER HALL with cloaks/storage area giving access to the INTEGRAL SINGLE GARAGE with power and light. The FIRST FLOOR has 3 BEDROOMS; BATHROOM with modern suite comprising bath, large shower cubicle with plumbed shower, WC, washbasin and fully tiled walls and floor; SEPARATE WC; LANDING with trap door to a part boarded LOFT with ladder and lighting. EXTERNALLY, there is a block paved drive and lawned gardens to front and rear.

The property is long leasehold subject to a ground rent of approx. £30 pa; Council Tax Band C; Gas central heating with combi-condensing boiler (installed since EPC commissioned therefore rating will be higher); uPVC double glazed.

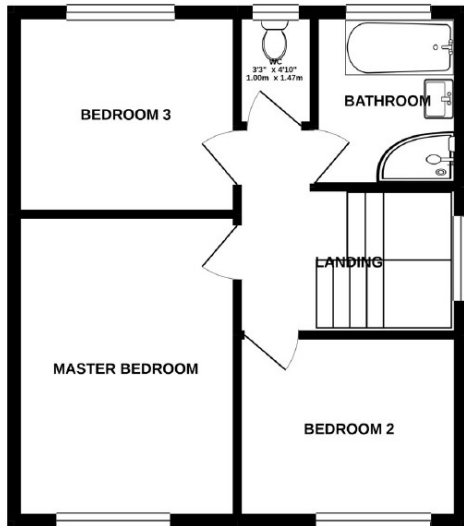


**GROUND FLOOR**  
529 sq. ft. (49.1 sq. m.) approx.



**ADAMSONS**

**1ST FLOOR**  
410 sq. ft. (38.1 sq. m.) approx.



**TOTAL FLOOR AREA : 939 sq. ft. (87.3 sq. m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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