

# HUNTERS®

HERE TO GET *you* THERE



## Millfold

Whitworth, Rochdale, OL12 8DN

£250,000



- MODERN DETACHED HOME (2021)
- THREE BEDROOMS WITH EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY FOR TWO CARS
- COUNCIL TAX BAND D

- SOUGHT-AFTER VILLAGE LOCATION
- UNDERFLOOR HEATING DOWNSTAIRS
- LOW-MAINTENANCE GARDEN
- EPC RATING B
- FREEHOLD

Tel: 01706 390 500

# Millfold

Whitworth, Rochdale, OL12 8DN

£250,000



A modern detached home built in 2021, located in the scenic village of Whitworth, surrounded by beautiful open countryside while remaining convenient for everyday amenities. The property is well served by local primary schools and a high school, with excellent access to Rossendale and Rochdale.

The current owners have enhanced the home with high-quality fixtures and fittings throughout, including underfloor heating to the ground floor and a feature island in the kitchen. Stylish window shutters throughout add warmth and charm, complementing the beautifully decorated interiors and creating a welcoming, contemporary feel. A truly ready to move into home.

Externally, there is an easy-to-maintain garden and a driveway providing parking for two vehicles. Internally, the accommodation briefly comprises a welcoming entrance hall, dual-aspect lounge, modern kitchen, utility cupboard, and downstairs WC. To the first floor are three well-proportioned bedrooms, including a modern en-suite shower room, along with a contemporary family bathroom.

An ideal purchase for professional first-time buyers, young families, or those looking to downsize. Viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

### Entrance Hall

This charming two-storey home features a welcoming entrance hall with crisp white walls and wood-effect flooring laid in a herringbone pattern, setting a warm and inviting tone.

### Lounge

17'7" x 10'9" (5.37m x 3.28m)

The lounge offers a cosy yet spacious setting with a fireplace as a focal point, surrounded by elegant panelling. Natural light fills the room through a rear-facing window, enhancing the neutral decor.

### Kitchen/Breakfast Room

13'11" x 9'8" (4.25m x 2.94m)

The kitchen/breakfast room is a modern and practical space fitted with a range of grey shaker-style cabinets and white quartz worktops, including a central island with seating for casual dining. Fitted with integrated appliances, including an electric oven with a sleek extractor hood, fridge freezer and dishwasher. French doors open to the rear garden, flooding the space with natural light and offering easy access to outdoor dining.

### Utility Room

The utility room leads off from the kitchen, offering additional storage space and plumbing for a washing machine.

### WC

3'4" x 6' (1.02m x 1.84m)

A convenient downstairs cloakroom is finished with modern white low level WC and a compact basin, complemented by tasteful wall panelling.

### Landing

10'8" x 10'5" max (3.25m x 3.17m max)

The first-floor landing is bright and airy, featuring a window that floods the space with natural light and offering space to all first floor rooms.

### Bedroom 1

11'9" x 9'8" (3.58m x 2.94m)

This bedroom is a generous double with neutral decor and carpet flooring, featuring a window overlooking the rear garden. There is ample space for furniture and the room benefits from a stylish en-suite shower room.

### En-suite

The en-suite shower room adjacent to the main bedroom is finished in a modern style, with a glass-enclosed shower cubicle, a white basin and WC, and tiled flooring. The space is simple yet stylish, providing private convenience.

### Bedroom 2

11'9" max x 10'9" (3.58m max x 3.28m)

This second bedroom is a comfortable double with a window allowing natural light to fill the space.

### Dressing Room / Bedroom 3

7'10" x 7'3" (2.39m x 2.22m)

The third bedroom, currently used as a dressing room, is a smaller versatile space with fitted wardrobes providing ample storage. It benefits from a window and neutral tones, ideal as a guest room or study if preferred.

### Bathroom

5'7" x 5'10" (1.69m x 1.78m)

The main bathroom features a stylish white suite with a bath and overhead shower, complemented by patterned floor tiles and neutral wall tiling. A frosted window allows natural light while maintaining privacy, making this a bright and functional family bathroom.

### Rear Garden

The rear garden is a private, low-maintenance space with a patio area ideal for outdoor seating and dining, bordered by artificial grass and stone walling. The enclosed garden provides a peaceful and secure outdoor retreat with mature fencing ensuring privacy.

### Material Information - Littleborough

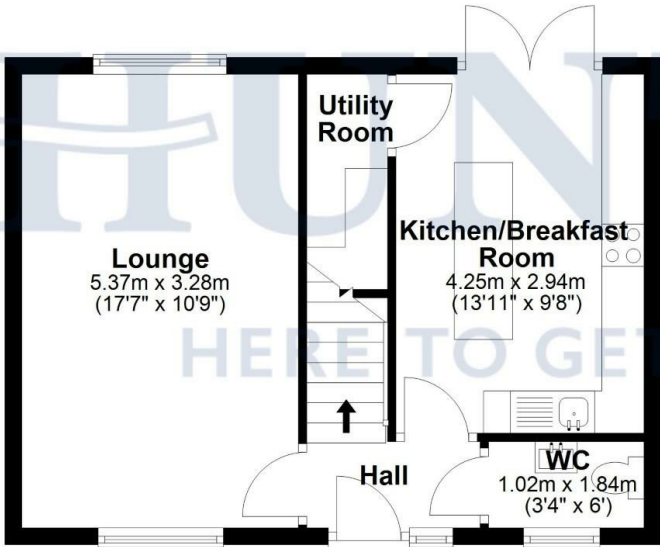
Tenure Type; FREEHOLD

Council Tax Banding; ROSSENDALE COUNCIL  
BAND D

Floorplan

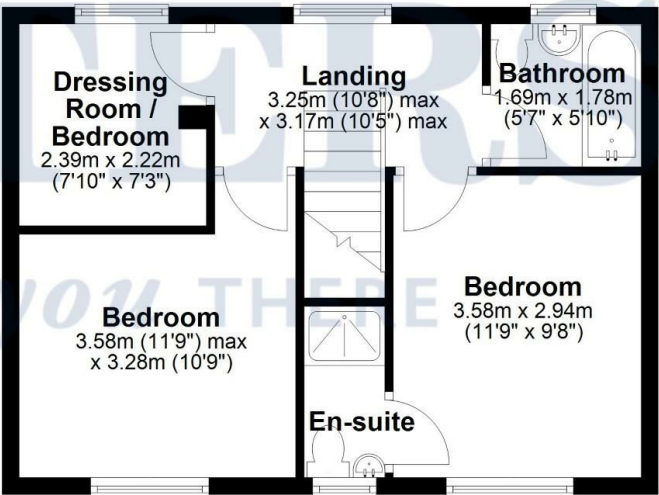
Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

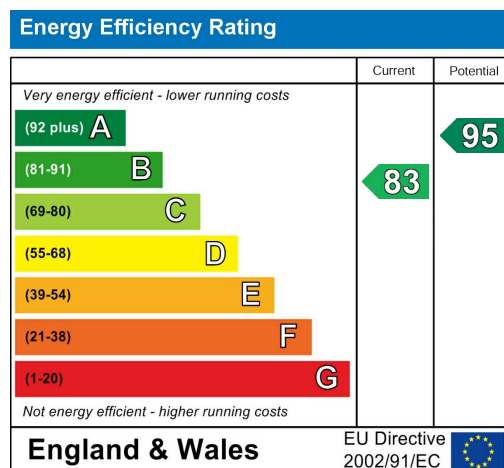
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
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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