

# HUNTERS®

HERE TO GET *you* THERE



## Whitworth Road

Rochdale, OL12 0TB

£285,000



- REDUCED FOR A QUICK SALE
- RENOVATED TO A HIGH STANDARD
- BEAUTIFUL VIEWS WITH COUNTRYSIDE SURROUNDINGS
- GARDENS DRIVEWAY AND GARAGE
- HOUSE IS LEASEHOLD, REAR GARDEN IS FREEHOLD
- FABULOUS EXTENDED DETACHED HOME
- STUNNING OPEN PLAN KITCHEN DINER LIVING
- THREE BEDROOMS
- EPC RATING D
- COUNCIL TAX BAND E / NO ONWARD CHAIN

Tel: 01706 390 500

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## **\*\*DRAMATIC REDUCTION TO ACHIEVE A QUICK SALE\*\***

Hunters Estate Agents are delighted to have the privilege to offer to the market this truly beautiful and welcoming 1930's extended three bedroom detached property, situated in an elevated position on a large corner plot, boasting stunning countryside views. Situated in a popular residential location offering good access to local amenities including shops, schools and public transport links and for those who like to be outdoors and explore the stunning walks of Healey Dell nature reserve and Healey Stones are on the door step. Benefiting from double glazing, newly upgraded electrics and gas central heating with the accommodation briefly comprising of entrance porch, welcoming hallway with staircase leading to the first floor, lounge, expansive kitchen diner family room, first floor landing with a feature stain glass window, three bedrooms and a stunning high end four piece family bathroom. The property has been recently renovated throughout to the highest standard. Externally the plot is generous and potential to make the current garden space even bigger by cutting back the hedgerow border. Mature front and rear lawn gardens, with well established plants and shrubs, with a paved pathway leading to the garage and driveway which is located to the rear and accessible from Holstein Avenue. An internal viewing coming highly recommended to fully appreciate the size, finish and position of the accommodation on offer. NO ONWARD CHAIN.



### Entrance Porch

Feature arched front double glazed double doors leading into the useful porch before entering into the main entrance hall.

### Entrance Hall

A welcoming a spacious hallway with the stairs that lead to the first floor landing with a useful storage cupboard beneath.

### Lounge

13'2" max x 14'0" (4.03 max x 4.27)

With high ceilings and a feature bay window flooding the room with plenty of natural light and boasting a beautiful countryside view and the electric fire creates a focal point to the room.

### Extended Kitchen Diner Living

20'10" max x 20'11" max (6.37 max x 6.40 max)

A truly fabulous family space, this stunning and large modern fitted kitchen/dining room with brushed chrome accents and a large island with an integrated wine cooler and induction hob and extractor fan. The island includes a recycling and waste integrated cupboard and is finished with a Quartz Calcutta worktop. The kitchen area has wood effect flooring, and a fabulous range of high quality wall and base units, a larder cupboard with integrated sockets, quartz worktops and integrated appliances including, fridge/freezer, dishwasher, washing machine and a built in Neff dual combination oven and microwave with a warming drawer. The porcelain sink has a high quality hot water tap. This is a truly stunning kitchen space with an open plan dining room and second lounge area with views into the rear garden with sliding doors that open.

### Landing

Side facing double glazed feature stain glass window, radiator, access to the first floor living accommodation.

### Bedroom 1

12'10" max x 12'9" (3.93 max x 3.90 )

The large bay window to this room truly is wonderful, letting in plenty of natural light and offers

a beautiful view. A tastefully decorated double bedroom.

### Bedroom 2

14'4" x 11'6" (4.39 x 3.53)

Rear facing generous double bedroom overlooking the rear garden with fitted wardrobes.

### Bedroom 3

8'7" max x 7'10" (2.64 max x 2.41)

Good size single bedroom with a window overlooking the countryside to the front.

### Family Bathroom

8'0" x 9'1" (2.45 x 2.78)

High end quality large four piece family bathroom suite which briefly comprises of a heated hand towel rail, a walk in shower with separate freestanding bath, vanity sink unit, WC, high quality tiled walls and flooring.

### Gardens, Drive and Garage

Externally the property sits in an elevated position on a large corner plot, offering stunning countryside views and is accessible via steps on Whitworth Road. Mature front lawn garden, planting beds and shrubs enclosed with walled boundaries. Side access to the private rear garden with wooden shed, brick outhouse lawn garden, mature hedged borders which could be cut back to reveal an even bigger garden, paved pathway leading to the garage and driveway which is located to the rear and accessible from Holstein Avenue.

### Material Information - Littleborough

Tenure Type; REAR GARDEN IS FREEHOLD, HOUSE IS LEASEHOLD

Leasehold Years remaining on lease; 909

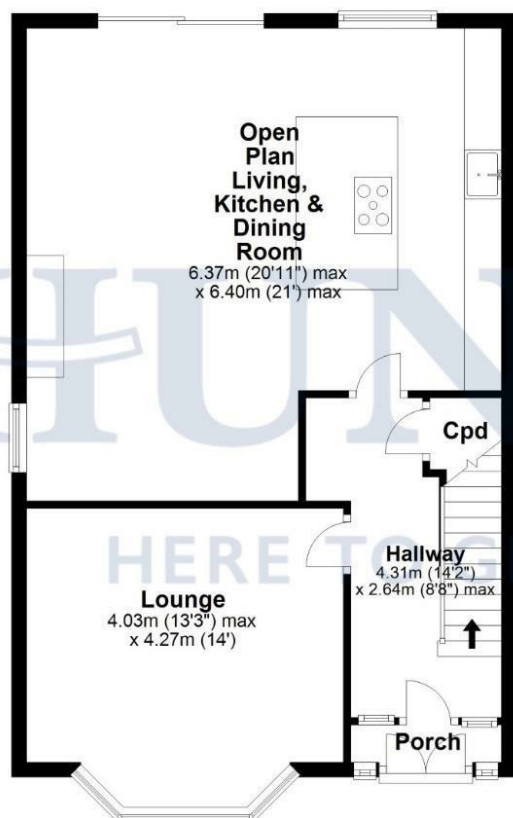
Leasehold Annual Ground Rent Amount £20.00

Council Tax Banding; ROCHDALE COUNCIL BAND E.

# Floorplan

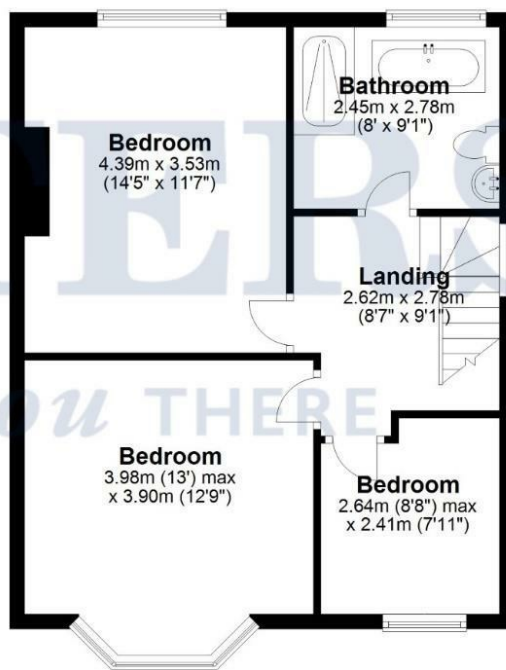
## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



## First Floor

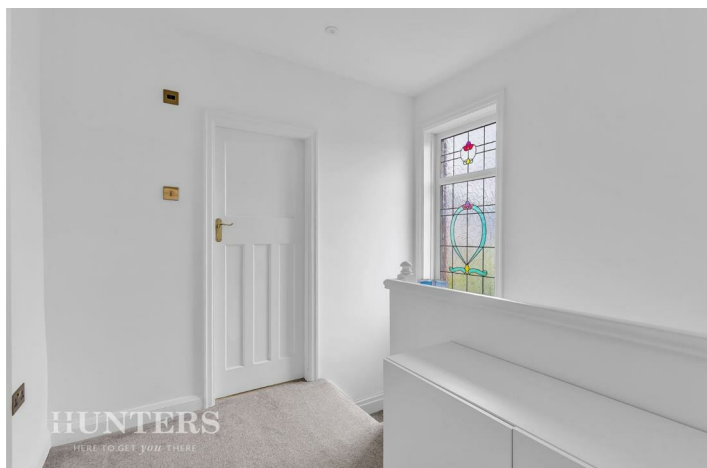
Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 115.0 sq. metres (1237.9 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.



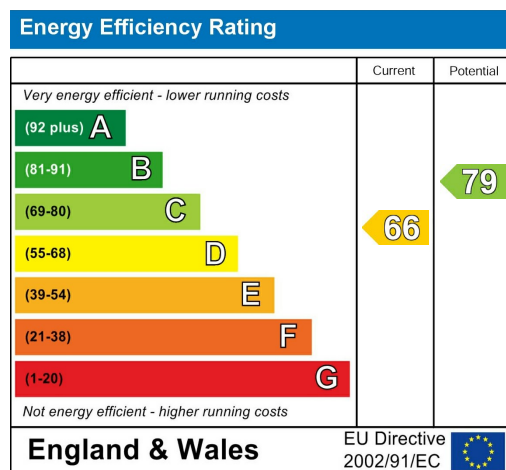








## Energy Efficiency Graph

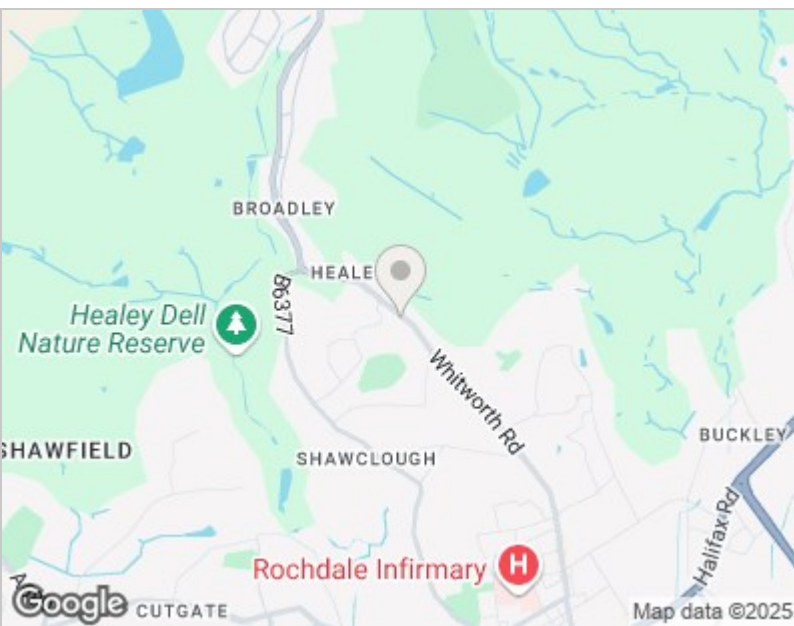


## Viewing

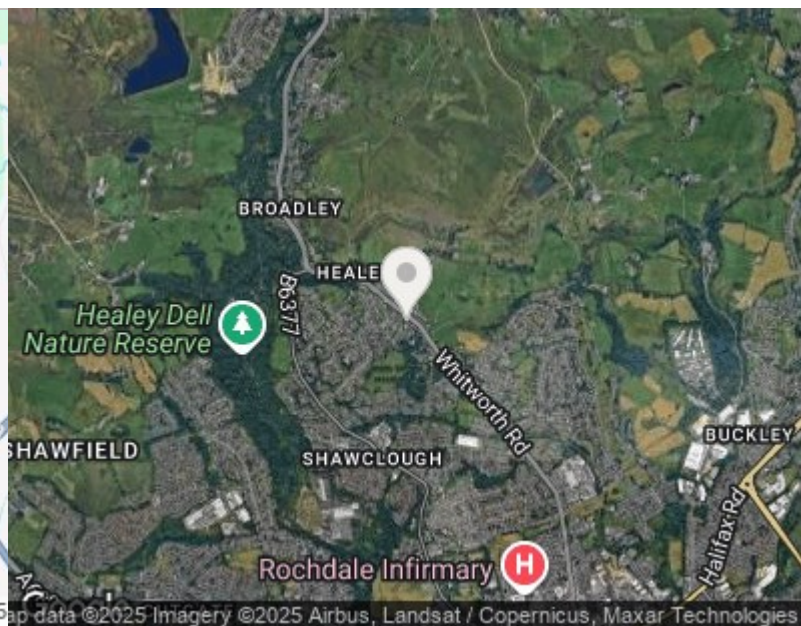
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



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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