



**HUNTERS**

HERE TO GET YOU THERE

**Ogden Lane, Rochdale**  
, OL16 3TQ

**Asking Price £550,000**



**HUNTERS®**  
EXCLUSIVE

# Ogden Lane, Rochdale

## DESCRIPTION

Set within the idyllic, picturesque Piethorne Valley - a truly stunning and enviable location - commanding fabulous views, sits this beautiful, imposing semi-detached Victorian property dating back to 1860. Hunters Estate Agents are delighted to be able to offer this fabulous property to the market with spacious accommodation that has an abundance of character and charm. Sold with no onward chain, this must-see home is well suited to a growing family, which tastefully blends character features with modern conveniences.

Visitors approach the property via a gated driveway to the side and enter the impressive entrance hall. Off the hall is a WC/cloakroom. There are two large reception rooms – the open plan lounge and dining room with feature cornices, solid wood floors, high skirting boards and views over the front garden. There is a stunning 'in frame' Neptune breakfast kitchen with island unit and fitted cooker. A hallway leads to a study, and the inner hallway provides access to the cellar, which has a utility room, games room and workshop. The first floor comprises three double bedrooms, a sun-room with unrivalled views of the surrounding area and a family bathroom with shower and roll top bath. Completing the accommodation is a large loft room with light, power, skylights, wooden floors and a shelved area. Very versatile accommodation that can adapt throughout the years. The property also boasts well cared for and established gardens to both front and rear, plus a gated driveway providing privacy and security.



# ROOMS

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL TAX  
BAND E.

## Location

This wonderful rural location is ideal for buyers looking for stunning scenery, yet still conveniently placed for a range of local amenities such as shops, schools and public transport links inc M62 Motorway Connection & Manchester Metro Link as this property is only a few minutes drive of Newhey and Milnrow Villages and the M62 network. For those who like to get out and explore, Piethorne Valley has access to various excellent public rights of ways, bridleways and cycle routes surrounded by a tapestry of Moorland, farmland and Woodland, and provides opportunities for observing wildlife and angling. All this on the door step of Piethorne House East, truly providing a gateway to the local countryside.

A rare opportunity not to be missed and a viewing is highly recommended for us to be able to show you why this property is truly special.

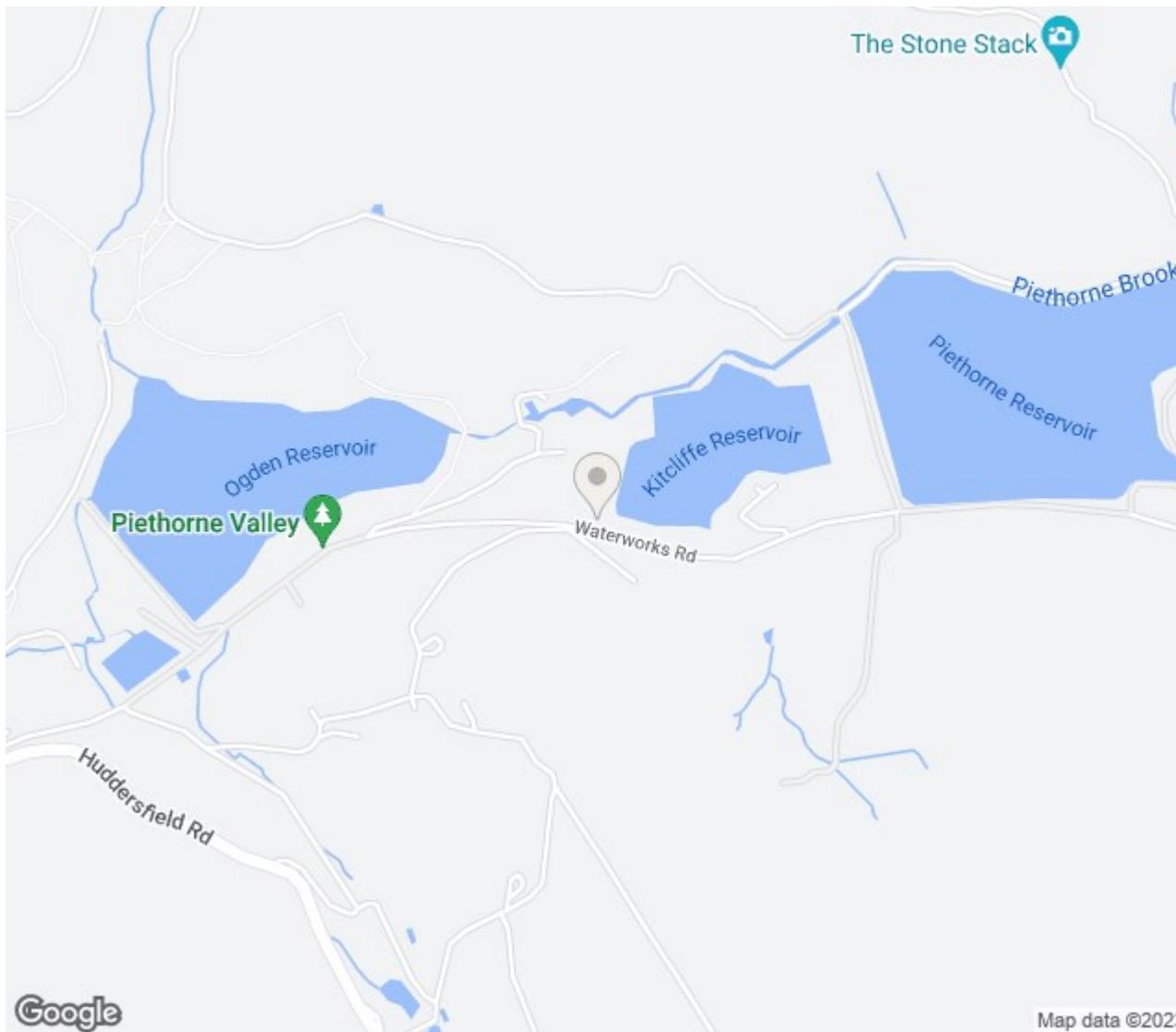
## Directions

From Newhey take Huddersfield Road towards Denshaw. Turn left onto Ogden Lane. Take the left hand fork, marked 'Private Road'. Drive about half a mile, past cottages, the Gatehouse, Kitcliffe Farm and a field with a pylon. Piethorne House East is on the left. The front door is accessed through the iron double gates at the far end of the house.









## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		64
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

**85 Church Street, Littleborough, OL15 8AB | 01706 390 500 | [littleborough@hunters.com](mailto:littleborough@hunters.com)**



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