



546 Whitworth Road

Healey | OL12 0SW

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Overview

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Open-Plan Kitchen / Dining
- Modern Bathroom
- Elevated Position
- Driveway & Garage
- EV Charging Point
- Gardens To Front & Rear
- Extremely Popular Location
- Ideal For Families

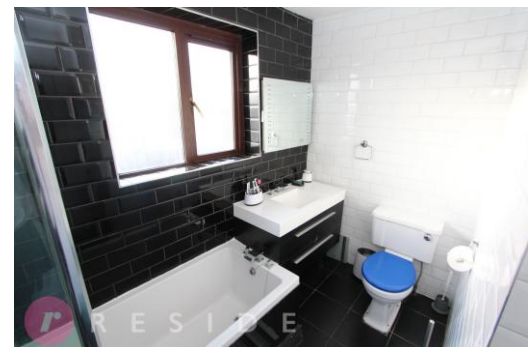


Extended Three Bedroom Semi-Detached House In A Popular Location

Set in an elevated position, this extended semi-detached house is located only a short stroll from Healey Dell Nature Reserve and fantastic walks over to Brown Wardle and Lobden Golf Course yet within easy reach of Whitworth village amenities, fantastic pubs and still having access into Rochdale and Rawtenstall Town centres



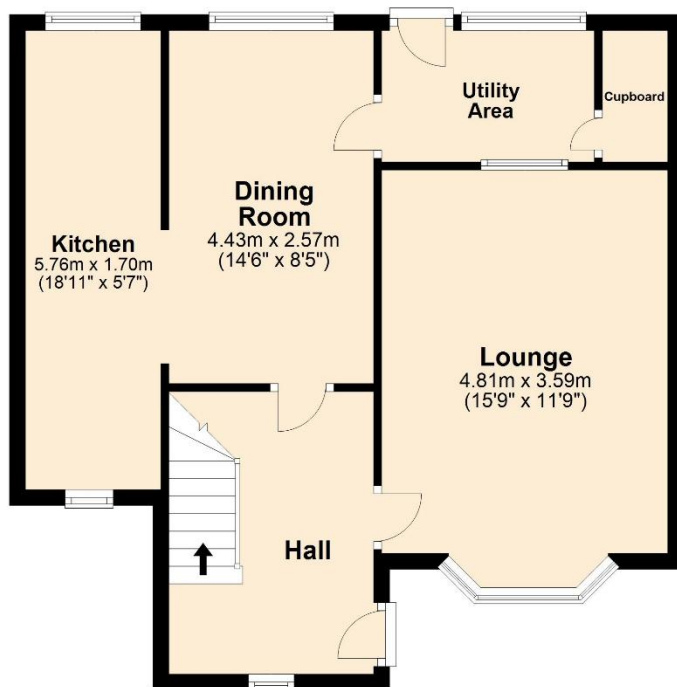
Internally, the spacious property offers ideal family living accommodation comprising of an entrance hall, two reception rooms, kitchen, utility area, three bedrooms and a modern bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



Set in an elevated position, steps lead directly to the front of the home. At the rear, there is a flat garden with multiple seating areas and lawn. Additionally, off-road parking can be found at the rear of the property with a detached single garage, storage and EV charging point.

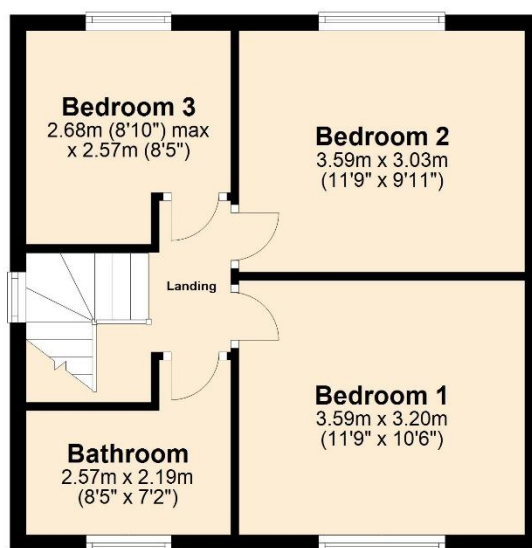
Ground Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.6 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".