



50 Longacres Drive

Whitworth | OL12 8QX



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## Overview

- Detached House
- Far Reaching Views
- Three Bedrooms
- Two Reception Rooms
- Modern Shower Room
- Landscaped Rear Garden
- Fitted Kitchen
- Integral Garage/Utility Room
- Versatile Living Accommodation
- Double Driveway To Side
- No Chain



## Modern Three Bedroom Semi-Detached House With Canal Views

With fabulous, far reaching views into the adjacent valley, this detached house is conveniently located on the doorstep of Brown Wardle and Healey Dell Nature Reserve, in addition to being within walking distance of Lobden Golf Course and Whitworth village amenities yet still with easy access into Rochdale & Rawtenstall town centres and the motorway network.



Internally, the detached home offers versatile living accommodation with a fantastic potential comprising of an entrance hall, downstairs shower room, two reception rooms, a fitted kitchen, integral garage/utility room and three double bedrooms.

The property boasts gas central heating and upvc double glazing throughout.

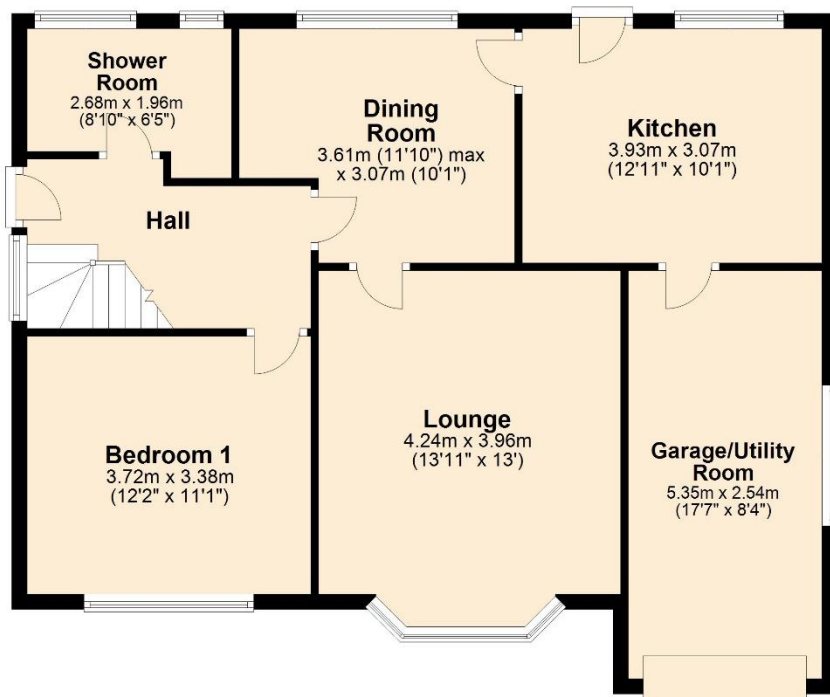


The home sits behind tall hedges with a double driveway at the side. The rear garden has been landscaped whilst affording a raised Indian stone patio, lush lawn with colourful flowerbeds and tall hedges for added privacy. The stunning views can be enjoyed from one of the gardens raised seating areas.



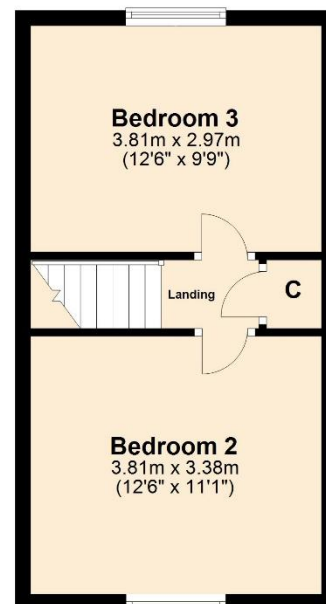
### Ground Floor

Approx. 80.4 sq. metres (865.3 sq. feet)



### First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

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