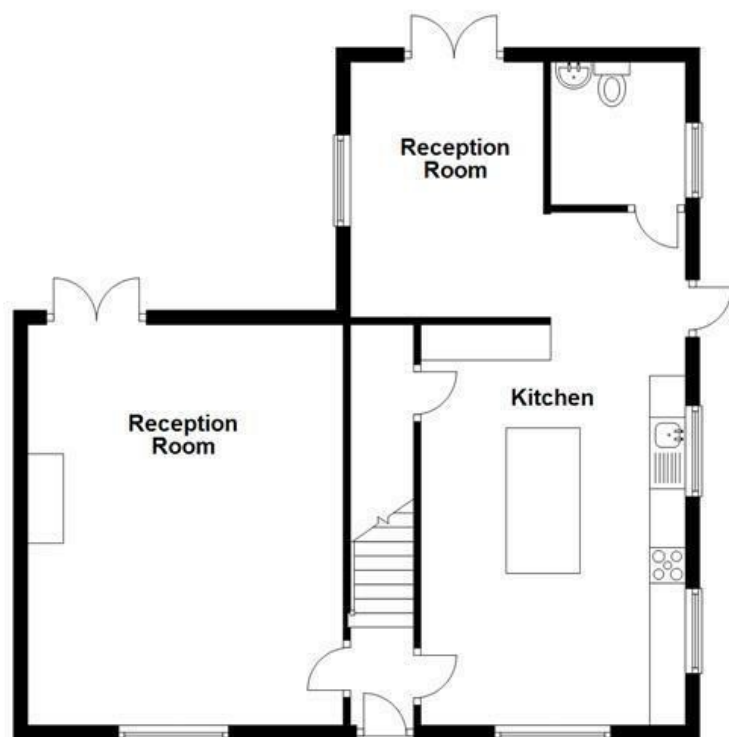


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	23		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## High Barn Lane, Whitworth, OL12 8XG

### Offers Over £475,000

A GORGEOUS FIVE-BEDROOM FAMILY HOME WITH STUNNING VIEWS

Flowing internally with neutral tones and an abundance of natural light finished with sleek and stylish interiors, this five-bedroom family home is being welcomed to the property market in the heart of the beautiful Whitworth countryside. Despite its seemingly rural position, the property offers surprisingly convenient access to local amenities, schools and access to the neighbouring towns of Rochdale, Burnley and Rawtenstall.

The property comprises briefly, to the ground floor: entrance to the hallway with stairs leading to the first floor and doors providing access to a spacious living room, and a gorgeous, contemporary fitted kitchen/diner. The kitchen/diner has doors leading to the side elevation, a WC/Utility room, and open access to a second reception room leading to the rear. To the first floor is a landing with doors leading to five bedrooms and a four-piece family bathroom suite. The main bedroom features an ensuite shower room. Externally the property boasts a multi-level garden with bedding areas and patios with a hot tub and stunning views. The front of the property has a lawned frontage with off-road parking for numerous vehicles leading to a garage currently used as a salon.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# High Barn Lane, Whitworth, OL12 8XG

Offers Over £475,000



- Freehold Property
- Council Tax Band E
- Desirable Location
- EPC Rated F
- Five Bedrooms
- Ample Off Road Parking
- Detached Garage

## Ground Floor

### Hall

5'6 x 4'5 (1.68m x 1.35m )

Coving, wood effect floor, stairs to the first floor, door to kitchen, reception room one.

### Reception Room One

18'6 x 14'6 (5.64m x 4.42m )

UPVC double glazed window, two central heating radiators, coving, television point, cast iron multi fuel burner with stone hearth and surround, wood effect floor, UPVC double glazed door to rear.

### Kitchen

23'7 x 12'9 (7.19m x 3.89m )

Three UPVC double glazed windows, central heating radiator, mix of panel wall and base units, quartz worktops, Island, oven grill on a high rise unit, ATG induction hob, ceramic Belfast sink with drainer and mixer tap, integrated dishwasher, fridge/freezer, electric fire, coving, wood effect floor, UPVC double glazed door to side of property, door to WC, open top reception room two.

### WC / Utility

6'10 x 6'3 (2.08m x 1.91m )

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, wood effect floor, enclosed boiler.

### Reception Room Two

11'10 x 9'11 (3.61m x 3.02m )

UPVC double glazed window, central heating radiator, coving, television point, wood effect floor, UPVC double glazed door to rear.

## First Floor

### Landing

Central heating radiator, door to bathroom and three bedrooms.

### Bedroom Two

14'4 x 9'0 (4.37m x 2.74m )

UPVC double glazed window, central heating radiator.

### Bedroom Three

10'11 x 9'1 (3.33m x 2.77m )

UPVC double glazed window, central heating radiator.

### Bedroom Five

11'9 x 7'0 (3.58m x 2.13m )

Velux window, central heating radiator.

### Bedroom Four

9'6 x 9'4 (2.90m x 2.84m )

Velux window, central heating radiator.

### Bathroom

9'3 x 8'6 (2.82m x 2.59m )

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, freestanding bath with mixer tap, walk-in direct feed rainfall shower, part tiled elevations, spotlights.

## Bedroom One

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window, central heating radiator, door to en suite.

## En-suite

4'11 x 4'5 (1.50m x 1.35m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer taps, electric feed shower, full tile elevations, extractor fan, tiled floor.



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