



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

## Ashworth Road, Rochdale, OL11 5UN

### £550,000

This exceptional 3-bedroom barn conversion, located in the picturesque countryside of Rochdale, offers a unique opportunity to enjoy rustic charm with modern luxury. Each of the spacious bedrooms comes with its own ensuite bathroom, making this home perfect for family living or guests.

The property boasts a large open-plan living area with stunning exposed beams and large windows, flooding the space with natural light. The stylish, fully equipped kitchen is ideal for both everyday living and entertaining. The master bedroom features a luxurious ensuite, while the two additional bedrooms also benefit from their own private bathrooms, all beautifully designed to complement the property's character.

Externally, the property enjoys a private garden space, perfect for outdoor dining or relaxing, and ample off-road parking. Set in a quiet, rural location, the property is within easy reach of local amenities, transport links, and excellent schools, providing a perfect balance of peaceful living with modern conveniences.



Ashworth Road, Rochdale, OL11 5UN  
£550,000



- Stunning Exposed Beams
- Garden
- EPC - TBC
- Off Road Parking
- Council Tax Ban D
- Rural Location
- Freehold

Reception Room 1  
15'1" x 19'0" (4.6m x 5.8m)

Reception Room 2  
18'8" x 14'5" (5.7m x 4.4m)

Kitchen  
13'5" x 16'8" (4.1m x 5.1m)

Utility Room  
8'6" x 6'6" (2.6m x 2m)

Entry Hallway  
10'9" x 5'2" (3.3m x 1.6m)

Downstairs W/C  
3'7" x 7'10" (1.1m x 2.4m)

Garage  
9'10" x 19'0" (3m x 5.8m)

Bedroom 1  
18'8" x 15'1" (5.7m x 4.6m)

Bedroom 2  
10'9" x 11'9" (3.3m x 3.6m)

Bedroom 3  
11'5" x 19'0" (3.5m x 5.8m)

Ensuite 1  
10'9" x 8'2" (3.3m x 2.5m)

Ensuite 2  
6'6" x 4'11" (2m x 1.5m)

Ensuite 3  
7'2" x 5'10" (2.2m x 1.8m)

