

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (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.

Station Road, Whitworth, OL12 8RT

£800,000

AN EXCEPTIONAL DETACHED PROPERTY WITH DEVELOPMENT OR EQUESTRIAN POTENTIAL

Nestled at the end of a private lane on Station Road in the charming town of Whitworth, Rochdale, this impressive three double bedroom detached house offers a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. Set on an expansive acre of land, the property boasts breath-taking views over the picturesque Healey Dell, making it a perfect retreat for nature lovers and equestrian enthusiasts alike.

The residence features modern fixtures and fittings throughout, complemented by neutral decorations that create a welcoming atmosphere. This home presents a blank canvas, allowing potential buyers the freedom to personalise the space to their taste or even extend the property if desired. The wrap-around gardens provide ample outdoor space for relaxation and recreation, while the double garage and stables cater to those with equestrian interests or additional storage needs.

With additional land available for potential development, this property is brimming with possibilities. Whether you envision a serene family home or a thriving equestrian venture, the abundant potential of this residence is truly remarkable. Do not miss the chance to make this exceptional property your own, where you can enjoy the perfect blend of rural charm and modern living.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Station Road, Whitworth, OL12 8RT

£800,000



- Detached Property with Development or Equestrian Potential
- Three Bedrooms
- Ample Off Road Parking and Double Garage
- EPC Rating D

- Three Stables
- Three Piece Bathroom Suite
- Tenure Freehold

- One Acre Of Land
- Presented to Highest Standard Throughout
- Council Tax Band F

Ground Floor

Entrance Hall

9'0 6'4 (2.74m x 1.93m)

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, wood cladding to ceiling, spotlights, dado rail, storage cupboard, tiled flooring, door to cloakroom and open to garden room.

Cloakroom

10'1 x 5'10 (3.07m x 1.78m)

Integrated storage, tiled flooring and open to WC.

WC

10'1 x 2'7 (3.07m x 0.79m)

Worcester boiler, low basin WC, wall mounted wash basin with traditional taps, extractor fan and tiled flooring.

Garden Room

17'3 x 8'7 (5.26m x 2.62m)

UPVC double glazed windows, central heating radiator, PVC to ceiling, two feature wall lights, tiled flooring and hardwood single glazed door to hall.

Hall

17'11 x 9'9 (5.46m x 2.97m)

Central heating radiator, coving, spotlights, smoke detector, storage cupboard, wood effect laminate flooring, doors leading to reception room, kitchen, bedroom two, bathroom, half staircase to bedroom two and stairs to first floor.

Reception Room

25'6 x 11'10 (7.77m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, exposed beams, granite effect fireplace, television point and wood effect laminate flooring.

Kitchen

19'7 x 8'5 (5.97m x 2.57m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, tiled flooring and UPVC door to rear.

Bedroom Two

13'7 x 8'6 (4.14m x 2.59m)

UPVC double glazed window, central heating radiator, coving, spotlights and television point.

Bathroom

12'1 x 8'7 (3.68m x 2.62m)

UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, pedestal wash basin with waterfall mixer tap, dual flush WC, tiled elevations, integrated linen cupboard, wood cladding to ceiling and wood effect lino flooring.

Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe, coving, spotlights and eave storage.

First Floor

Landing

6'0 x 2'7 (1.83m x 0.79m)

Spotlights and door to bedroom one.

Bedroom One

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

Two UPVC double glazed windows, central heating radiator, coving, spotlights and fitted wardrobes.

External

Acre of land with mature shrubbery, stone chippings, paving, laid to lawn, additional land, three stables, off road parking and double garage.

Stable One

14'3 x 14'3 (4.34m x 4.34m)

Stable Two

14'3 x 7'1 (4.34m x 2.16m)

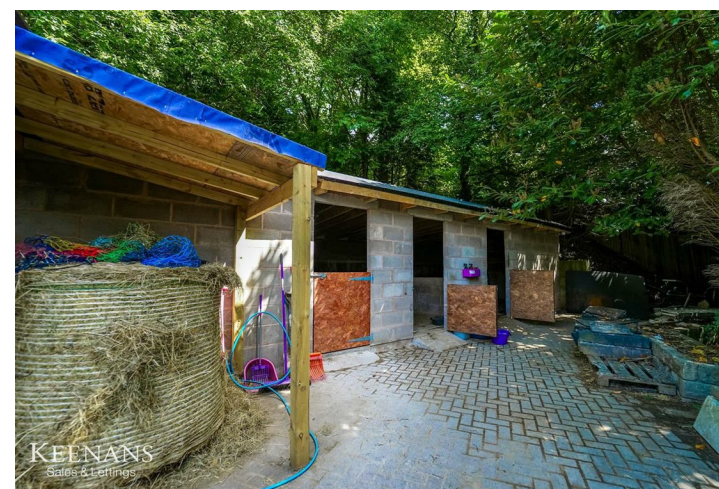
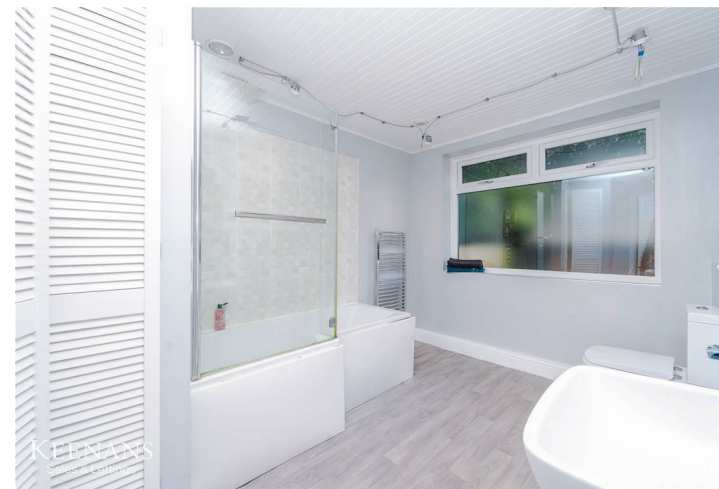
Stable Three

14'3 x 12'5 (4.34m x 3.78m)

Double Garage

21'4 x 21'0 (6.50m x 6.40m)

Power, lighting and up and over garage door.



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