



| 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>                            | 65      | 72        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Highgate Lane, Whitworth, OL12 8SL

### £575,000

#### STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Presenting Highgate Lane, Whitworth, Rochdale, this splendid four-bedroom detached house offers a perfect blend of modern living and serene countryside views. Spanning three floors, the property boasts spacious rooms adorned with neutral decor, allowing for a warm and inviting atmosphere throughout making the perfect family home.

As you enter, you will be greeted by three generous living areas, ideal for family gatherings or quiet evenings at home. The modern fixtures and fittings enhance the overall appeal, ensuring that comfort and style are at the forefront of this delightful residence.

The property also features an integral garage and a double drive, providing ample off-road parking for your convenience. This makes it an excellent choice for families or those who enjoy hosting guests.

With its beautiful surroundings and ample space, this house is not just a home; it is a sanctuary for family life. Whether you are looking to entertain or simply enjoy the tranquility of the countryside, this property is sure to meet your needs. Do not miss the opportunity to make this wonderful house your new home.



Highgate Lane, Whitworth, OL12 8SL  
£575,000

 4  3  2  D

- Impressive Detached Property
  - Spread Across Three Floors
  - Ample Off Road Parking and Garage
  - EPC Rating TBC
- Four Bedrooms
  - Abundance of Living Space
  - Tenure Freehold
- Three Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band F

Ground Floor

Entrance Hall

9'4 x 8'8 (2.84m x 2.64m )  
UPVC double glazed leaded front doors, UPVC double glazed window, central heating radiator, double glazed roof, two feature wall lights, tiled flooring and hardwood single glazed frosted double doors to kitchen/dining room.

Kitchen/Dining Room

23'5 x 16'6 (7.14m x 5.03m)  
UPVC double glazed window, central heating radiator, coving, spotlights, range of wall and base units with granite work surfaces, tiled splashback, inset granite one and a half bowl sink with mixer tap, four door Rangemaster cooker with six ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, wood effect laminate flooring, single glazed bi-folding doors to reception room, door to study and stairs to lower ground floor.

Reception Room

30'0 x 14'9 (9.14m x 4.50m)  
Two UPVC double glazed windows, two central heating radiators, coving, spotlights, television point, gas LV fire with marble hearth and surround.

Study

10'7 x 6'2 (3.23m x 1.88m)  
UPVC double glazed window, coving, loft access and door to cloakroom.

Cloakroom

6'2 x 5'8 (1.88m x 1.73m)  
Door to garage.

Garage

16'7 x 11'11 (5.05m x 3.63m)  
Power, lighting and electric up and over garage door.

Lower Ground Floor

Landing

21'0 x 11'4 (6.40m x 3.45m )  
Central heating radiator, coving, smoke detector, oak doors leading to four double bedrooms, bathroom, utility and stairs down to sub-basement.

Utility

9'1 x 5'7 (2.77m x 1.70m)  
Belfast sink with traditional taps, plumbing for washing machine, space for dryer, integrated storage cupboard, tiled flooring and UPVC double glazed frosted door to front.

Bedroom One

17'11 x 10'11 (5.46m x 3.33m)  
UPVC double glazed window, central heating radiator, coving, fitted wardrobes with spotlights, television point and open to en suite.

En Suite

11'7 x 6'8 (3.53m x 2.03m)  
UPVC double glazed frosted window, central heating radiator with heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, bidet, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

Bedroom Two

16'10 x 8'9 (5.13m x 2.67m)  
UPVC double glazed frosted window, central heating radiator, coving, smoke detector and oak door to en suite.

En Suite

7'5 x 5'7 (2.26m x 1.70m )  
Electric heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

Bedroom Three

14'2 x 8'9 (4.32m x 2.67m)  
UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Four

10'2 x 9'7 (3.10m x 2.92m)  
UPVC double glazed frosted window, central heating radiator and coving.

