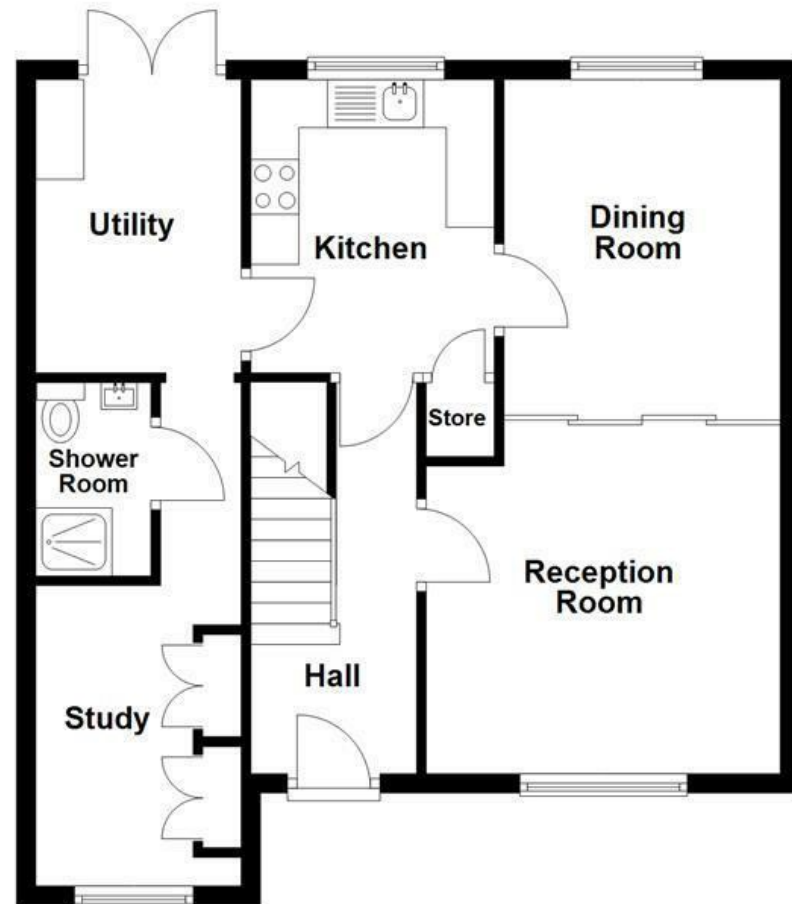


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 85                      | 90        |
| 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.

## Lobden Crescent, Whitworth, OL12 8PU

### Offers Over £250,000

#### AN OUTSTANDING FAMILY HOME

Nestled on the charming Lobden Crescent of Whitworth, Rochdale, this impressive detached house offers a delightful blend of space, comfort, and stunning views. With three generously sized bedrooms, this property is perfect for families seeking a home that can adapt to their needs. The garage has been thoughtfully converted into a versatile space, currently serving as a shower room and study, but it holds the potential to be transformed into a fourth bedroom if desired.

The interior boasts two spacious reception rooms, one being used as a fantastic dining area, providing ample room for relaxation and entertaining. The abundance of natural light enhances the welcoming atmosphere throughout the home. Outside, the property features generously sized gardens, ideal for children to play or for hosting summer gatherings. The off-road parking adds to the convenience of this family-friendly residence.

Situated within a popular estate, this home is conveniently located near local schools, bus routes, and essential amenities, making daily life effortless. Additionally, the proximity to major motorway links ensures easy access to surrounding areas, perfect for commuters.

This property presents an excellent opportunity for potential buyers to personalise and make it their own. With its breath-taking countryside views and ample indoor and outdoor space, it truly is the perfect family home.

Lobden Crescent, Whitworth, OL12 8PU  
Offers Over £250,000

 3  1  2  B

- Exceptional Detached Family Home
  - Not Overlooked From the Rear
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Enviaible Garden Space
  - Converted Garage
  - Council Tax Band C

Ground Floor

Entrance Hall

13'4 x 5'8 (4.06m x 1.73m)  
Hardwood single glazed frosted leaded front door, central heating radiator, coving, solid oak flooring, doors leading to reception room, kitchen and stairs to first floor.

Reception Room

11'11 x 11'11 (3.63m x 3.63m)  
UPVC double glazed window, central heating radiator, coving, ceiling fan, electric fire with marble effect hearth and surround, television point and single glazed frosted double doors to dining room.

Dining Room

11'7 x 9'5 (3.53m x 2.87m )  
UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and oak door to kitchen.

Kitchen

10'0 x 8'4 (3.05m x 2.54m )  
UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated microwave, integrated fridge freezer, integrated dishwasher, coving, storage cupboard, tiled effect vinyl flooring and door to utility.

Utility

10'0 x 7'0 (3.05m x 2.13m)  
Wood panel wall units, plumbing for washing machine, space for dryer, space for fridge freezer, wood effect lino flooring, open to study and UPVC double glazed French doors to rear.

Study

17'2 x 7'0 (5.23m x 2.13m)  
Hardwood double glazed window, central heating radiator, spotlights, extractor fan, wood effect lino flooring and hardwood door to shower room.

Shower Room

6'7 x 3'11 (2.01m x 1.19m)  
Frosted feature glass brick, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, electric feed shower enclosed, tiled elevations, spotlights and wood effect lino flooring.

First Floor

Landing

8'9 x 5'8 (2.67m x 1.73m)  
UPVC double glazed window, loft access, storage cupboard, oak doors leading to three bedrooms and shower room.

Bedroom One

12'4 x 12'0 (3.76m x 3.66m)  
UPVC double glazed window, central heating radiator, coving, ceiling fan, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

12'4 x 11'7 (3.76m x 3.53m)  
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'0 x 7'0 (2.74m x 2.13m)  
UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

7'10 x 5'3 (2.39m x 1.60m )  
Two UPVC double glazed frosted window, central heated towel rail, double direct feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, inset shelving, spotlights and tiled flooring.

External

Rear

An enclosed tiered garden with laid to lawn, paving, bedding, mature shrubs, storage sheds, vegetable patches.

Front

A laid to lawn garden with paving, bedding areas and a block paved driveway.

