



Ending Rake, Healey  
Rochdale OL12 8RP  
OFFERS INVITED IN EXCESS OF £350,000



**ADAMSONS BARTON KENDAL** are delighted to introduce Ending Rake, an exceptionally well presented family home, positioned on a private road directly opposite the picturesque Healey Dell Nature Reserve. This delightful detached cottage is full of charm and character, while benefiting from modern upgrades throughout. Once two separate homes, the property has been carefully converted into a spacious residence featuring four double bedrooms, including a master with en-suite.

Perfectly positioned with easy access to both Rochdale and Rossendale, and within close reach of excellent schools and local amenities in Whitworth, this home is ideally suited for families seeking both tranquility and convenience.

The accommodation briefly comprises: an inviting entrance hallway, a stunning fitted kitchen/breakfast room with a central island, integrated appliances, and under floor heating, a useful utility and storage room, a generous dining area, and a bright, welcoming lounge. Upstairs, you'll find four spacious double bedrooms, a stylish en-suite to the master, and a brand-new, contemporary family bathroom. The entire property has been finished to an exceptional standard with high quality fixtures & fittings throughout and is ready for immediate occupancy.

Outside, the home features a double garage with an electric door providing ample off-road parking, as well as a unique rooftop garden and terrace—perfect for outdoor entertaining—accessed via steps to the side of the garage, although there is potential for the addition of an external door from the master bedroom.

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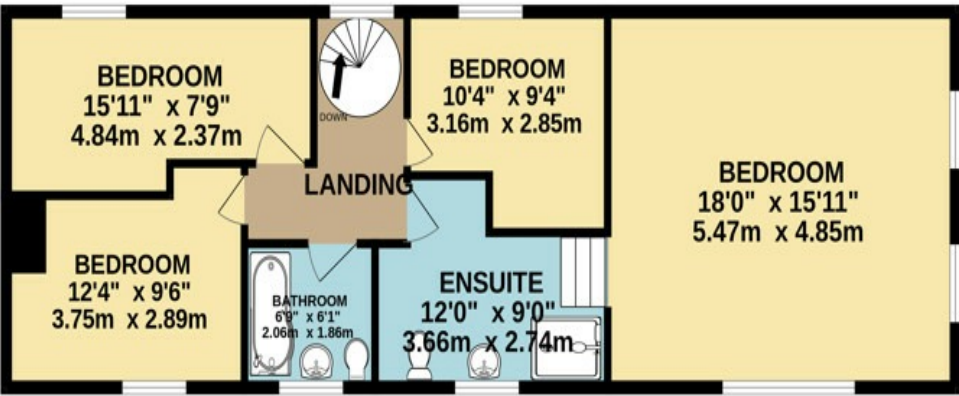


# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.

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