



**2 Ash Dene
Lower Healey
Rochdale
OL12 6DJ**

Situated in a pleasant back water with superb aspects and good sized garden, a beautifully presented and most spacious 3 bed Victorian villa with exceptional character. Forming the end of just 4 properties in this unique setting the property briefly comprises 2 reception rooms plus conservatory, breakfast-kitchen, utility and shower room on the ground floor, a small cellar plus 3 first floor bedrooms and bathroom. Parking is available for several cars to the side and the fabulous garden extends into the woodland area beyond. Viewing is essential to fully appreciate this stunning property, gardens and setting. Located off Burwell Close which in turn is just off the A671 Whitworth Road, convenient for bus stops, schools, local shops, pubs/restaurants and beautiful countryside including Healey Dell Nature Reserve.

GROUND FLOOR

HALL: with vestibule to front door, feature arched window to lounge and staircase to first floor.

LOUNGE: spacious reception room with superb view to front garden, coved ceiling, plaster dado rails and wall panelling. Impressive Louis style plaster fire surround with open coal effect living flame gas fire.

DINING ROOM: good sized second reception room with coved ceiling, feature wall panelling,



£389,950

Character Property

substantial cast iron arched inset to fireplace, dual aspect windows and polished laminate flooring.

BREAKFAST-KITCHEN: attractive oak style fitted units with illuminated display cabinets, free-standing island unit with butcher-block worktop and stainless steel shelving. Electric inset oven, 1 ½ bowl enamel sink unit, part tiled walls, stone flagged floor and imposing rustic brick feature fireplace suitable for electric fire (flue blocked-off). Door to cellar steps.

CONSERVATORY: currently used as a dining/sitting room with uPVC double glazing, radiator, tiled floor and double French doors to outside.

UTILITY ROOM: ideal for fridge-freezer etc with stone flagged floor and feature tall radiator. Sliding patio door and window to conservatory.

SHOWER ROOM: modern suite comprising shower cubicle with plumbed shower, WC and washbasin to vanity unit. Fully tiled walls and feature tall radiator.

CELLAR: extending to the front of the house below the hall.

FIRST FLOOR

LANDING: spacious landing with space for furniture and trap door to loft. Mahogany spindled balustrade to staircase.

BEDROOM 1: exceptionally large double room with 2 windows to front enjoying a superb aspect over the garden and woodland beyond. Good range of attractive fitted furniture. Coved ceiling and picture rails.

BEDROOM 2: good sized second double room with painted cast iron feature fireplace. Coved ceiling and picture rails.

BEDROOM 3: currently used as a dressing room with a good range of fitted furniture.

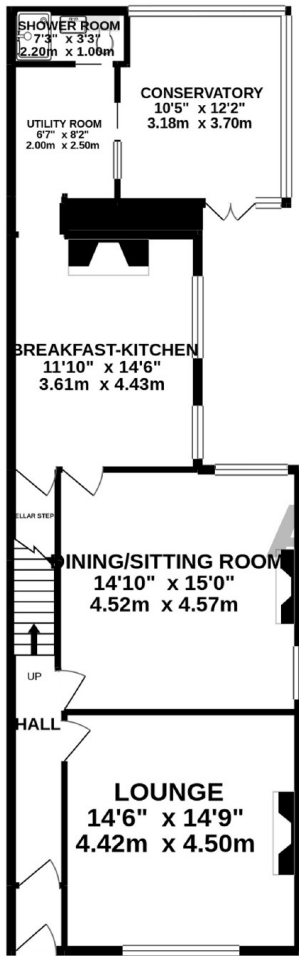
BATHROOM: attractive white suite with rope style edging comprising bath, WC and washbasin. Fully tiled walls and beautiful stained glass window.

EXTERNALLY: the property is approached by a private gravelled drive shared by the 4 properties (no-through road). There is vehicular access across the front and rear of the property for the benefit of the neighbours but private parking for number 2 immediately adjacent to the house. The long garden to the front of the property (beyond the drive) extends to the width of the house and into the woodland area. The lawn is open plan to a neighbour's area of garden to one side although this could be fenced-off if desired. There is a large decking/gazebo and summerhouse.

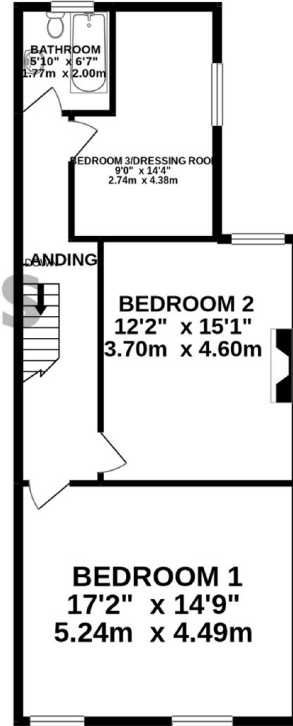
GENERAL: We understand the property to be freehold and built circa 1870; Council Tax Band D; Gas central heating (new boiler in 2020); uPVC double glazed (excluding stained glass window to bathroom).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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