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## Tonacliffe Road

Whitworth, Rochdale, OL12 8SS

Offers In Excess Of £265,000



- DECEPTIVELY SPACIOUS & BEAUTIFULLY PRESENTED
- STUNNING VIEWS
- GENEROUS DINING KITCHEN
- HEALEY DELL NATURE RESERVE CLOSE BY
- EPC RATING D
- LARGE LANDSCAPED GARDENS
- QUALITY FIXTURES AND FITTINGS
- VILLAGE LOCATION & COUNTRYSIDE SURROUNDINGS
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

# Tonacliffe Road

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Offers In Excess Of £265,000



Nestled in a highly sought-after village location and surrounded by rolling countryside, this beautifully presented end stone fronted terrace offers a rare opportunity to enjoy stylish, spacious living just moments from the tranquil Healey Dell Nature Reserve. With quality fixtures and fittings throughout, the home seamlessly blends traditional character with modern comforts.

Deceptively spacious from the outside, the property opens to a light and airy interior, filled with natural light and thoughtfully designed to maximise both space and style. The accommodation comprises a welcoming entrance hall, a cosy yet generously sized lounge with a front aspect window, and a large kitchen diner to the rear. The kitchen is perfect for both family life and entertaining, fitted with high-end Neff appliances and featuring a charming wood-burning stove that adds warmth and character to the space.

Upstairs, there are three well-proportioned and comfortable bedrooms, all beautifully decorated and offering ample space for a growing family, guests, or home office use.

To the rear, a generous landscaped garden provides a private outdoor retreat, an ideal space for relaxing, gardening, or entertaining.

The property benefits from gas central heating, double glazing, and tasteful décor throughout, reflecting the care and attention of the current owners. Located on the doorstep of Healey Dell Nature Reserve, and the surrounding countryside, this home is perfect for nature lovers and those seeking a tranquil rural lifestyle while remaining within easy reach of local amenities.

Viewing is highly recommended to fully appreciate the space, quality, and setting of this wonderful home.

### Entrance Hall

16'11" max x 6'0" (5.16 max x 1.84)

The property is entered via a welcoming entrance hall, featuring a staircase rising to the first floor and a useful storage area tucked neatly beneath. Light and inviting, the hallway provides access to both the lounge and the spacious dining kitchen, offering a practical and well-laid-out flow to the ground floor accommodation.

### Lounge

13'10" x 13'5" (4.23 x 4.09 )

The lounge is a beautifully presented and inviting space, where you're immediately drawn to the wonderful countryside views framed by the large front aspect window. A limestone fire surround with hearth and an inset gas fire forms an elegant focal point, adding warmth and charm to the room. Period details such as a picture rail and ceiling coving enhance the character, while the light-filled ambiance creates a relaxing atmosphere ideal for everyday living or entertaining.

### Kitchen Diner

14'3" max x 19'9" (4.35 max x 6.04 )

The kitchen diner is a spacious and stylish heart of the home, perfectly designed for both everyday living and entertaining. The kitchen is fitted with a range of quality units and high-spec Neff appliances, including a built-in pyrolytic oven, combination steamer oven and microwave, and a Neff induction hob. Additional features include an integrated dishwasher, pull-out bin store, and ample space for a freestanding fridge freezer.

A dedicated dining area provides the perfect spot for family meals or gatherings with friends, while a wood-burning stove adds a warm and inviting focal point. French doors open out to the rear garden, seamlessly connecting the indoor and outdoor spaces and allowing natural light to flood in, creating a bright and welcoming atmosphere.

### Landing

The landing is bright and airy, enhanced by a side-facing window that brings in natural light. From here, there is loft access and doors leading to all three bedrooms and the family bathroom, offering a well-connected and functional layout.

### Bedroom 1

14'3" x 13'5" (4.36 x 4.09)

Spacious and beautifully presented double room, featuring high ceilings that enhance the sense of space and light. Tastefully decorated, the room includes fitted wardrobes offering excellent storage. A rear-facing window provides lovely views over the landscaped garden and beyond.

### Bedroom 2

13'10" x 9'9" (4.22 x 2.98 )

A well-proportioned double room with a front-facing window that offers a wonderful view across the surrounding landscape. Period features such as a picture rail add character, while the room's generous size and natural light make it a versatile and inviting space.

### Bedroom 3

9'7" x 9'8" (2.93 x 2.95 )

Generous single room with a front-facing window that enjoys a pleasant outlook. Featuring a picture rail and filled with natural light, this versatile space is ideal as a child's bedroom, guest room, or a comfortable home office.

### Bathroom

8'4" x 6'0" (2.56 x 1.84 )

The bathroom is fitted with a modern three-piece suite comprising a WC, wash hand basin, and a panelled bath with shower over. A rear-facing window provides natural light and ventilation, while lino flooring adds a clean and practical finish to this well-appointed space.

### External

The property is set back from the pavement, with a few steps leading up to the front door and a grass front garden that offers a neat and welcoming first impression. To the rear, the garden has been beautifully landscaped, featuring a mix of real grass and artificial lawns for easy maintenance, along with paved seating areas, perfect for outdoor relaxation and entertaining. A storage shed is conveniently located at the rear, while the entire garden is fully enclosed by fencing, ensuring privacy and security.

### Material Information - Littleborough

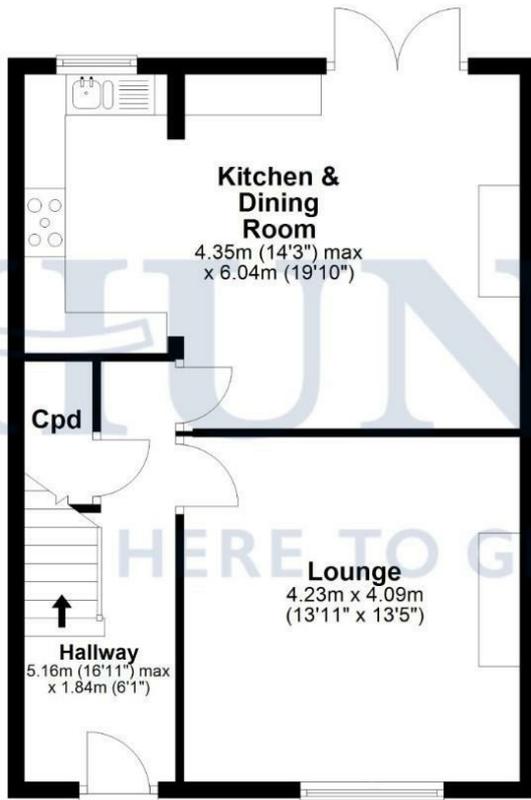
Tenure Type; FREEHOLD

Council Tax Banding; Rossendale Council Band B

# Floorplan

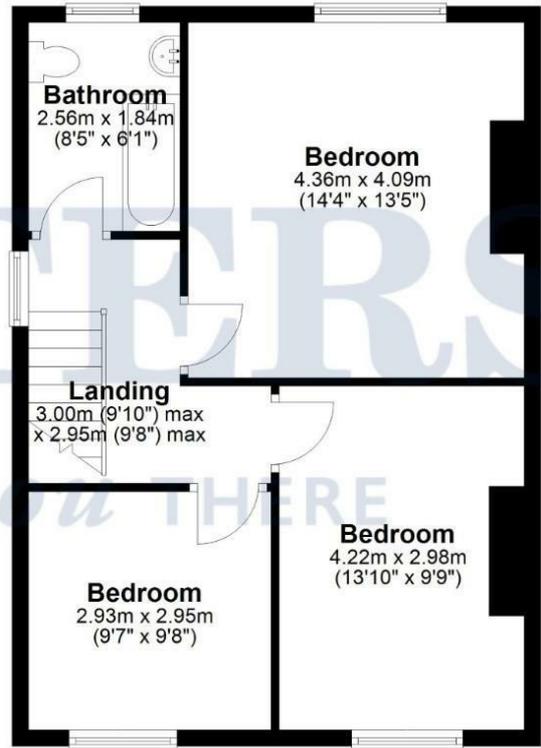
## Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



## First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



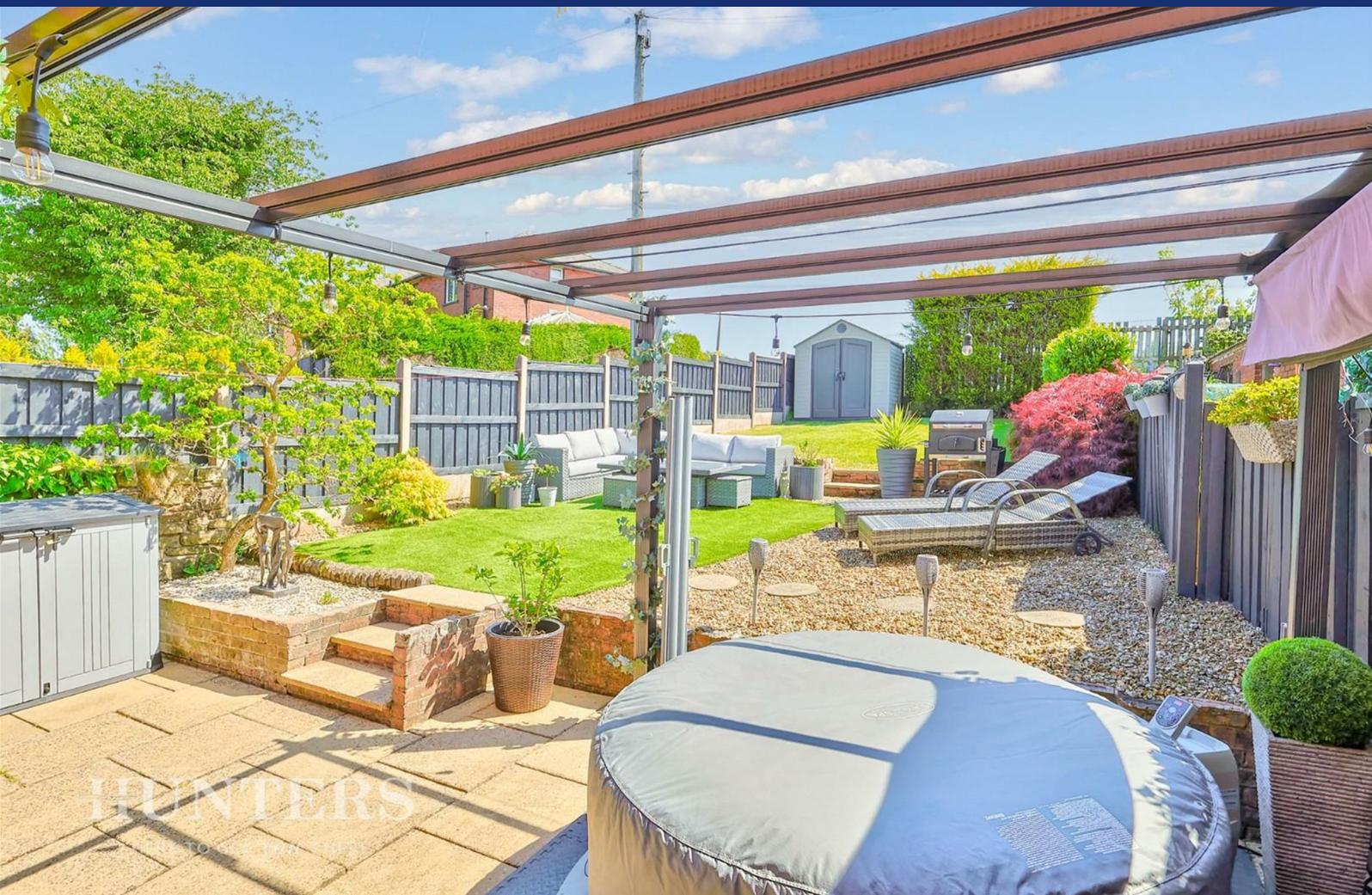
Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

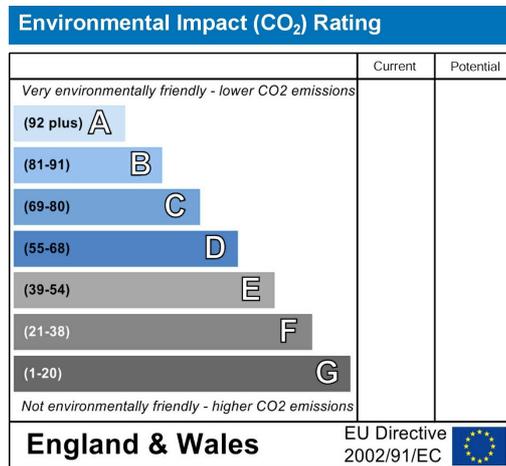
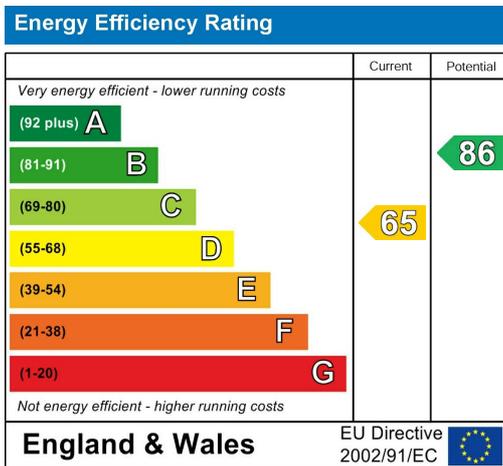
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







### Energy Efficiency Graph

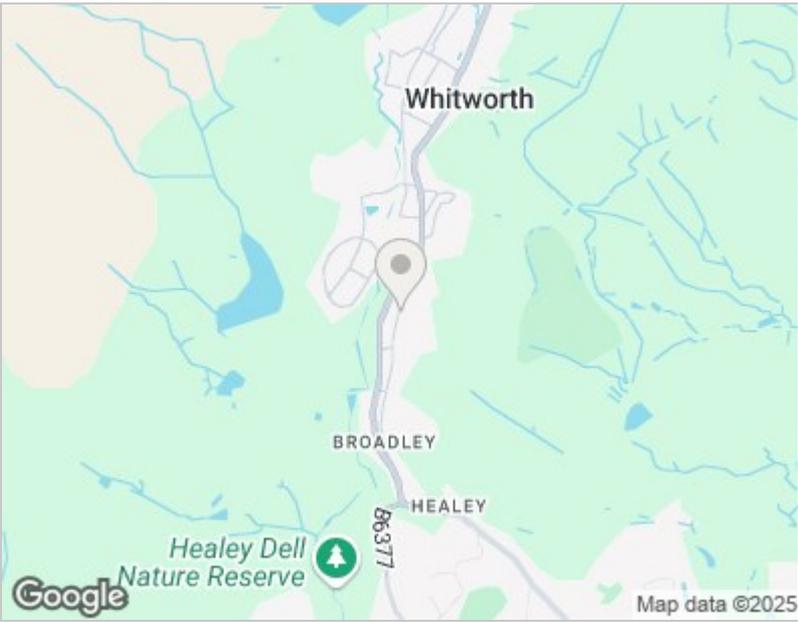


### Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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