



EDWIN BUTTERWORTH
DRIVE

WELCOME HOME

Pulling onto Edwin Butterworth Drive, the sense of home arrives first. The driveway opens wide in front of the garage, offering plenty of space for family cars and visiting friends. Step inside through the traditional entrance hall, where the front door and staircase anchor the home. The layout feels intuitive and spacious, a place that quietly connects each part of the house. Under-stairs storage is tucked neatly away beside the staircase, perfectly positioned for coats, shoes, and everyday essentials.

Discreetly housed here too is the water tank connected to the air source heat pump, part of a modern approach to living that prioritises comfort and efficiency without intruding on the home's calm aesthetic.





A ROOM TO RETREAT

Across the hall, the lounge offers a peaceful escape from the rest of the house. Dual-aspect windows allow light to drift in from both sides, softened by venetian blinds that offer privacy without dimming the day. Evergreen shrubs outside frame the view, creating a gentle sense of seclusion.

Soft neutral carpet and understated tones make this a room that encourages stillness. It's the perfect place to close the door on the world for a quiet hour, curl up with a book, or simply sit as the light shifts across the room.



THE HEART GATHERS

Move through into the kitchen, and the space opens generously. A large window sits straight ahead, allowing daylight to pour in and wander across the room from morning to afternoon. There's ample space here for a family dining table, creating a natural gathering point for calming breakfast and lingering evening memories.

L-shaped cabinetry mirrors the utility, tying the spaces together with ease. Quartz worktops offer generous preparation space, while the sink beneath the window invites a moment's pause where birdsong often accompanies even the simplest of tasks. Modern appliances sit integrated within the units, ready to support everything from weekday meal preps to weekend entertaining.

The kitchen flows effortlessly into a relaxed living area, where the room softens and slows. Positioned in front of French doors that open onto the patio, this space feels like a natural extension of the garden beyond. It's easy to imagine lingering here after supper, doors open on warm evenings, conversation drifting out into the dusk as light fades gently beyond the glass.





PRACTICAL SPACES

Step into the utility entrance, a thoughtful introduction to the home where the space is designed to absorb the busy edges of the day. A place where muddy boots, laundry, and life's practicalities can settle neatly out of sight.

Just beyond, the downstairs cloakroom continues the sense of simplicity. Finished entirely in white, it feels fresh, clean, and full of possibility, offering a blank canvas ready to take on personality over time, whether through colour, texture, or soft finishing touches.

AND SO TO BED...

Climb the staircase and arrive at a bright, spacious landing, where white spindles and oak details bring warmth and character. The space feels open and welcoming, offering a gentle pause before the bedrooms unfold.

Turn right into the principal bedroom, a room that feels both generous and serene. Soft neutral carpet cushions each step, while a Juliet balcony opens the room to the front of the estate, letting fresh air and daylight flow freely. It's a space that wakes gently and rests easily. The en-suite wraps neatly around the room, finished with practical laminate flooring and tiled splashbacks that add texture and clarity. A walk-in shower and vanity sink complete the space, creating a private retreat to begin and end each day in calm.





REST & RETREAT

Continue along the landing, passing over-stairs storage that offers additional space for linens and seasonal belongings, keeping the home beautifully ordered.

Adjacent to the principal bedroom is a double room currently used as a home office. Its proportions lend themselves easily to change, ready to become a guest room, teenager's retreat, or creative space as life evolves.

Across the landing, the family bathroom offers another canvas of possibility. Finished in white with tiling around the bath, it's a bright, welcoming room with a large window that fills the space with natural light. There's a sense of quiet here, a place to unwind at the end of the day, or to shape into something more spa-like over time.

On the other side of the home, another generous double bedroom currently serves as a sewing and craft room. Neutral tones and soft carpet create a calm backdrop, while the size easily accommodates a king-size bed if desired. A large window overlooks the rear garden, drawing greenery into the room and offering a peaceful outlook.

The final bedroom completes the accommodation, offering ample space for wardrobes and a dressing table. Overlooking the traditional front entrance, this room feels bright and open, a flexible space that could become a bedroom, study, or quiet retreat depending on the needs of its next chapter.



A GARDEN FOR ALL SEASONS

Step outside and the garden unfolds with gentle promise. A patio sits ready for seating beneath a canopy, offering the perfect spot to listen to rain tapping softly above or to sink into warm evenings beneath the stars. There's space here for a hot tub, for laughter, for long conversations that stretch into the night.

Beyond, the lawn opens up with room for planters, play, or a small fairy garden tucked into a quiet corner. Mature boundaries offer privacy, while access to the garage adds practicality without interrupting the sense of calm. It's a garden shaped for imagination as much as enjoyment, ready to grow alongside those who call it home.

A BREATH OF FRESH LIVING

Throughout the home, Positive Input Ventilation quietly works in the background, refreshing and circulating the air to support healthy living. Fans placed thoughtfully throughout the property ensure a constant flow, creating a home that feels light, comfortable, and considered in every season.





OUT & ABOUT

Positioned within easy reach of both Heywood and Middleton, this home enjoys a setting that balances everyday convenience with access to open green space and strong local amenities. It's a location that works well for families, commuters and anyone seeking practical living with leisure close at hand.

Families are well supported with a number of schools nearby. Edgar Wood Academy and Newhouse Academy are both within around a mile, while Bowlee Park Community Primary School, rated Outstanding by Ofsted, is close by. St Joseph's Roman Catholic Primary School Rochdale is also within easy reach, and further education is provided by Hopwood Hall College, offering a wide range of vocational and academic courses.

For everyday essentials, both Heywood and Middleton town centres are just a short drive away, providing supermarkets, independent shops and local services. In Heywood, you can enjoy a visit to the East Lancashire Railway, a much-loved attraction bringing heritage steam trains through the region. While there, stop by Brown's Bakery for freshly baked treats or enjoy an evening meal at Il Vecchio.

Closer to home, local favourites include The Gardeners Arms, complete with a welcoming beer garden, and The White Hart Grill, both popular for relaxed dining and catch-ups with friends.

Green space and leisure facilities are plentiful. Tandle Hill Country Park offers sweeping views and woodland walks, ideal for weekend escapes. For fitness and wellbeing, David Lloyd Manchester North provides premium gym and spa facilities, while Middleton Arena offers swimming and a variety of sports activities.

Golfers are well catered for too, with Castle Hawk Golf Club and North Manchester Golf Club both within easy driving distance.

Commuters benefit from excellent connectivity. The M66 and M62 motorway networks are quickly accessible, providing routes across Greater Manchester and beyond. Regular bus services, including the 163 and 125 routes, link the area with Rochdale, Middleton and Manchester.

With schooling, green space, leisure facilities and transport links all close by, this location offers a lifestyle that is both practical and well connected – an ideal base for modern living with plenty to enjoy right on your doorstep.

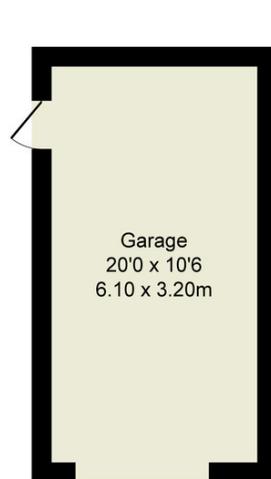
THE FINER DETAILS

- Stunning Four Bedroom Detached Home
- Open Plan Kitchen / Dining / Family Room with Patio Doors to Garden
- Spacious Dual Aspect Lounge
- Principal Bedroom with Juliet Balcony and Ensuite
- Utility & Downstairs WC, Garage & Driveway for 2/3 Cars
- SW Facing Enclosed Garden with Lawn and Patio Area with Bespoke Gazebo
- Solar Panels and Heat Pump System
- Maintenance Charge £360 Per Annum
- 8.5 Years NHBC
- Freehold
- Rochdale Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

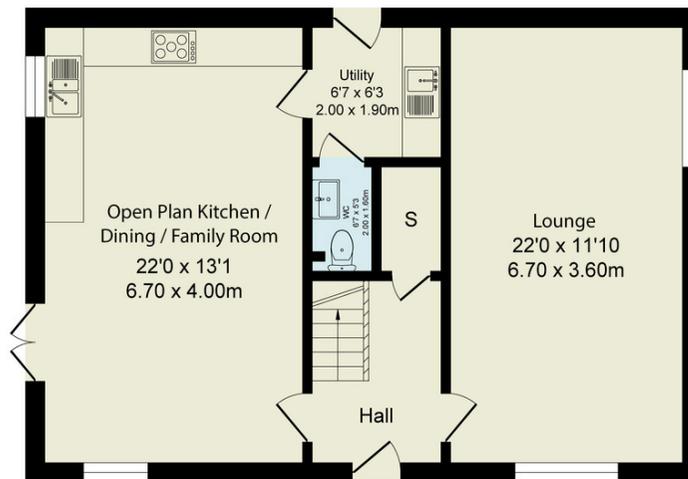
Total Approx. Floor Area 1638 Sq.ft. (152.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



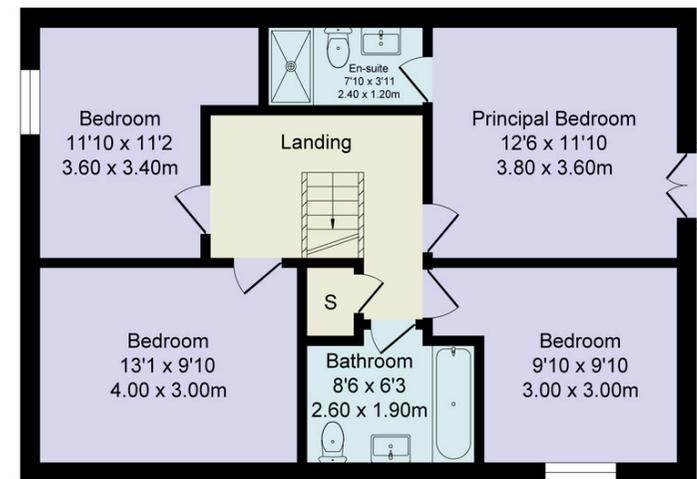
Garage

Approx. Floor Area 210 Sq.Ft (19.5 Sq.M.)



Ground Floor

Approx. Floor Area 714 Sq.Ft (66.3 Sq.M.)



First Floor

Approx. Floor Area 714 Sq.Ft (66.3 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Edwin Butterworth Drive,
Call 01204 773556 or email sales@wainwrightshomes.com