



Ashworth Road, Ashworth Fold, Rochdale, OL11 5UP

£650,000

AN EXQUISITE GRADE II LISTED FARMHOUSE

Superbly positioned within the beautiful Ashworth Valley, this property is a splendid example of elegance and charm. With its gable end design, the home sits proudly on an impressive plot, offering an abundance of both indoor and outdoor space, making it an ideal family residence.

Inside, you will find a sophisticated layout that includes two reception rooms and four generously sized double bedrooms. The two modern bathrooms are designed with contemporary fixtures, ensuring comfort and convenience for the whole family. The property has been meticulously updated to the highest standard, showcasing stunning features that blend classic character with modern living.

The exterior of the home is equally impressive, boasting ample off-road parking with two spacious driveways, as well as fantastic outbuildings that provide additional utility and storage options. The attractive surroundings enhance the property's appeal, set within a rural and picturesque conservation area that offers a serene lifestyle.

Conveniently located a short distance from Rochdale, Heywood, and Edenfield, with easy access to major motorway links leading to Bury, Manchester, and Rossendale. This property truly

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			
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.

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- Farmhouse Character Property
- Two Modern Bathrooms
- Two Driveways Providing Ample Off Road Parking
- Tenure - Freehold

- Four Double Bedrooms
- Impressive Plot With Outbuildings
- EPC Exempt Grade Two Listed Building

- Three Spacious Reception Rooms
- Beautifully Updated Character Home
- Council Tax Band - TBC

Ground Floor

Entrance

Hardwood iron bolted door to hall.

Hall

7'5 x 7'3 (2.26m x 2.21m)

UPVC window, cast iron central heating radiator, integrated storage, stone tiled flooring, hardwood doors to dining room, kitchen/ breakfast room and WC.

WC

3'6 x 2'7 (1.07m x 0.79m)

Two piece suite comprising of dual flush WC, wall mounted corner wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

Kitchen/ Breakfast Room

13'9 x 11'2 (4.19m x 3.40m)

Two hardwood windows, upright central heating radiator, range of panel wall and base units, granite surfaces, tiled splashbacks, double Belfast sink with high spout mixer tap, four door Belling Range cooker with five ring induction hob and integrated extractor hood, space for American fridge freezer, integrated dishwasher and washing machine, breakfast bar, under unit lighting, smoke alarm, exposed beams, stone tiled flooring.

Dining Room

14'9 x 12'8 (4.50m x 3.86m)

Two hardwood windows, two cast iron central heating radiators, exposed beams, stone fireplace, integrated alcove storage, wood panel elevations, wood effect kardean flooring, hardwood door to reception room, hardwood door to stairs for first floor.

Reception Room

17'4 x 12'8 (5.28m x 3.86m)

Two hardwood window, central heating radiator, exposed beams, Esse cast iron multi fuel burner with stone hearth, exposed brick surround and stone mantle, integrated alcove storage, television point, wood effect kardean flooring.

First Floor

Landing

11'5 x 6'8 (3.48m x 2.03m)

Cast iron central heating radiator, exposed beams, wood panel elevations, smoke alarm, hardwood doors to three bedrooms and bathroom, stairs to second floor.

Bedroom One

21'10 x 12'7 (6.65m x 3.84m)

Two hardwood windows, central heating radiator, exposed beams, fitted wardrobes and dressing table, television point, door to en suite.

En Suite

5'5 x 4'5 (1.65m x 1.35m)

Chrome heated towel rail, three piece suite comprising of vanity top wash basin with traditional taps, low basin WC, direct feed corner rainfall shower enclosure, tiled elevations, extractor fan, tiled flooring.

Bedroom Two

11'10 x 10'4 (3.61m x 3.15m)

Hardwood window, central heating radiator, fitted wardrobes, exposed beams.

Bedroom Three

10'7 x 10'7 (3.23m x 3.23m)

Hardwood window, central heating radiator, exposed beams.

Bathroom

9'6 x 7'8 (2.90m x 2.34m)

Hardwood frosted window, central heating radiator with heated towel rail, three piece suite comprising of a rolltop clawfoot bath with direct feed rainfall shower, rinse head and mixer tap, pedestal wash basin with traditional taps, high basin WC, tiled elevations, exposed beams, extractor fan, tiled flooring.

Second Floor

Dressing Room

13'7 x 12'9 (4.14m x 3.89m)

Hardwood window, central heating radiator, wood panelled elevations, fitted walk in wardrobe, door to bedroom four.

Walk In Wardrobe

12'9 x 3'11 (3.89m x 1.19m)

Fitted shelving.

Bedroom Four

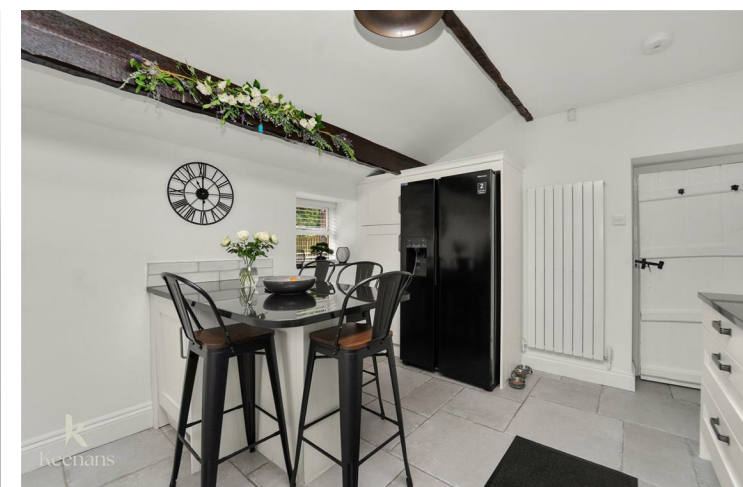
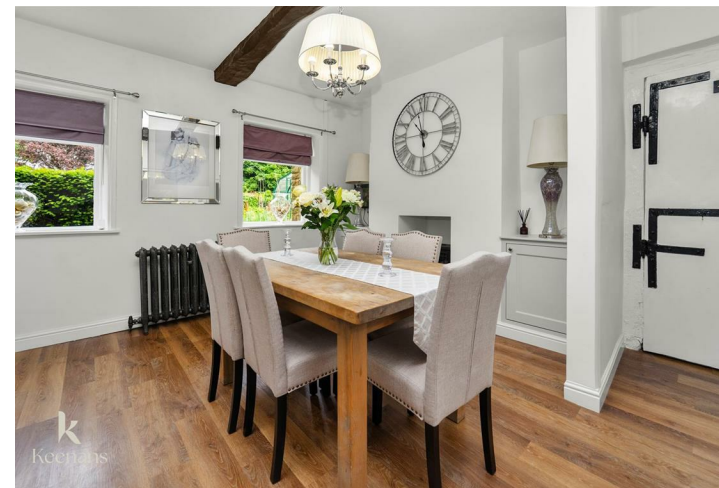
15 x 12'9 (4.57m x 3.89m)

Two window, central heating radiator, wood panel elevations.

External

Wrap around with laid to lawn gardens, artificial lawn, decking area, bedding areas, summer house with power and

log burner, outbuilding, mature shrubbery, stone chippings, storage sheds, two gated driveways for multiple cars.



Tel: 01706396140

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