



**The Greens
Whitworth, Rochdale OL12 8A
OFFERS INVITED IN THE REGION OF £350,000**

Adamsons Barton Kendal are delighted to present this beautiful three-bedroom detached family home, located in Whitworth in a highly sought-after position. The property occupies a generous plot with immaculate lawned gardens to both the front and the rear, offering an excellent balance of indoor and outdoor living space.

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This stunning home has undergone full renovations by the current owners and is exceptionally well presented throughout, making it ready to move straight into.

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The ground floor accommodation briefly comprises a spacious lounge featuring a stylish electric fireplace and large front-facing windows that flood the room with natural light. There is also a generous third double bedroom on this level, which offers flexibility and could easily be utilised as a dining room, playroom, or home office if required. To the rear, you will find a beautifully designed open-plan kitchen diner, complete with a modern fitted kitchen and integrated appliances including an oven, hob, extractor fan, dishwasher, and fridge freezer. A contemporary three-piece family bathroom suite completes the ground floor.

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To the first floor, the property offers two large double bedrooms and a spacious landing with fitted storage cupboards. There is also an additional modern shower room. From this level, the property enjoys exceptional views overlooking open fields, adding to the overall appeal.

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Externally, this home truly excels. There is a large patio area to the side, ideal for outdoor dining and entertaining. The beautifully maintained lawned garden is a gardener's paradise, featuring well-stocked planting areas, a greenhouse, and a storage shed. The rear garden is north facing but benefits from sunlight throughout the day. The outdoor space is further enhanced by the addition of external electric sockets and a water tap, providing added convenience for gardening and outdoor living.

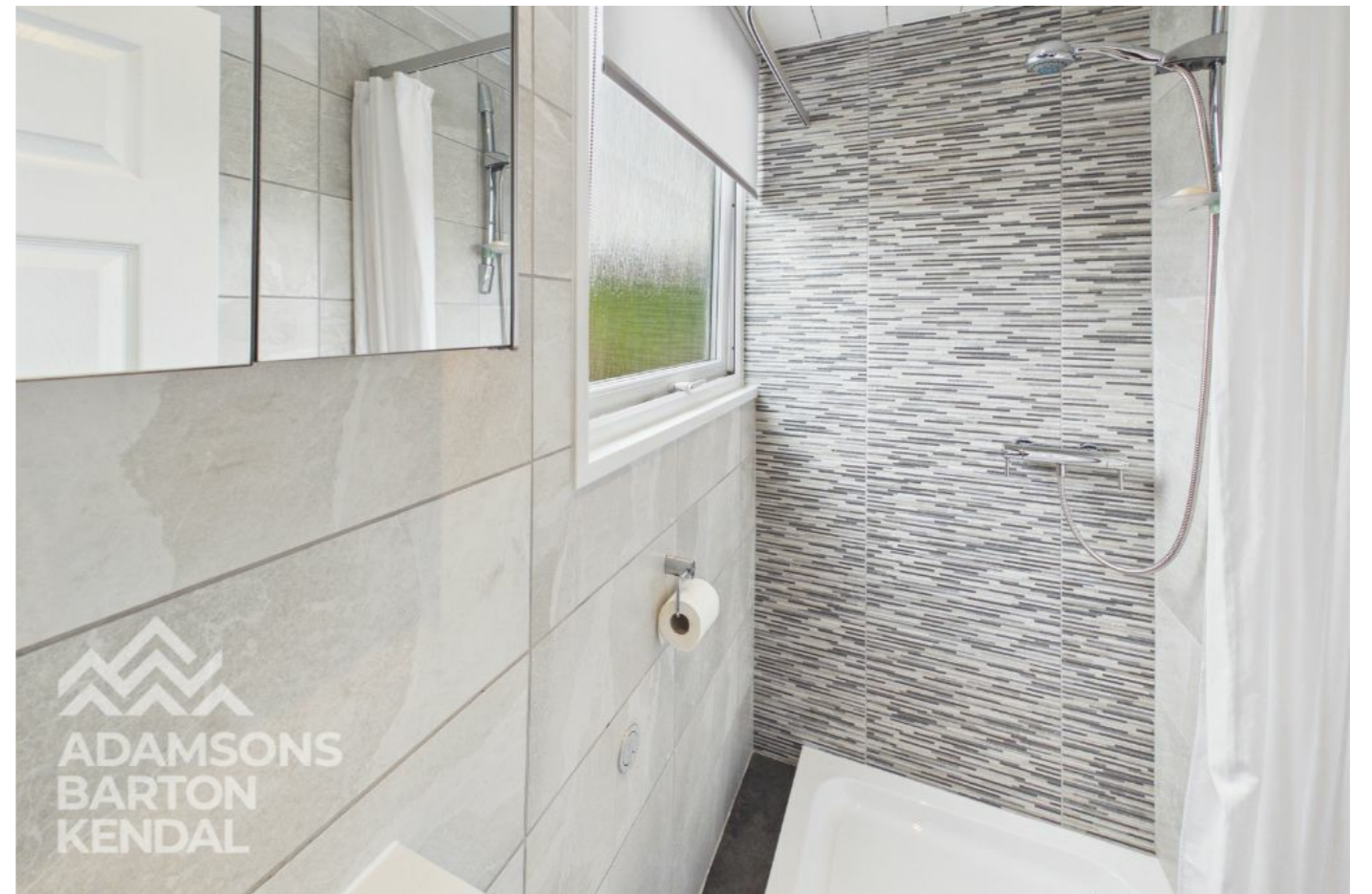
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Further benefits include an integral garage with both internal and external access, a double driveway, and attractive kerb appeal. The property is perfectly positioned close to local schools, amenities, and bus routes, making it an ideal choice for families.

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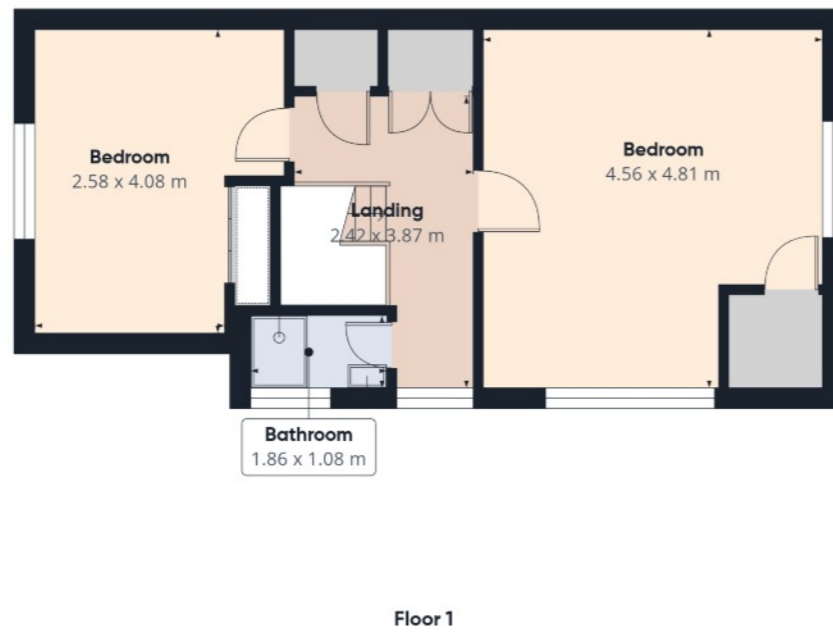


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Tenure - Freehold

Council Tax Band - Band D

Energy Performance Cert - D



Approximate total area⁽¹⁾
129.8 m²
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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