



25 Spring Bank | Healey | Rochdale OL12 0TQ

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Nestled in a picturesque setting, this delightful semi-detached character cottage offers a rare opportunity to enjoy peaceful countryside living with beautifully landscaped gardens and uninterrupted views across open fields to the rear.

Full of charm and warmth, the property combines traditional cottage appeal with versatile living space, making it ideal for families, down sizers, or those seeking a tranquil lifestyle retreat.

The ground floor features a spacious lounge with characterful proportions and an abundance of natural light. Adjoining, an impressive open-plan dining kitchen provides a sociable heart of the home, offering generous space for cooking, dining, and entertaining, with direct access overlooking the stunning gardens. A practical utility room completes the ground floor accommodation.

To the first floor are three double bedrooms together with a family bathroom. The third bedroom offers flexibility for use as a nursery, or dressing room, while the second reception-style bedroom could also serve as an additional sitting room if desired. Formerly, two bedrooms it could easily be converted back.

Externally, the property truly excels. The extensive rear garden is a standout feature, thoughtfully landscaped with multiple seating areas, mature planting, vegetable beds, terraces, and winding pathways that create a wonderful sense of privacy and tranquility. Beyond the gardens, the property backs directly onto open countryside, providing beautiful rural views and an idyllic backdrop throughout the seasons.

An additional garden room that is fully insulated and air-conditioned offers excellent versatility for remote working, hobbies, or studio use.



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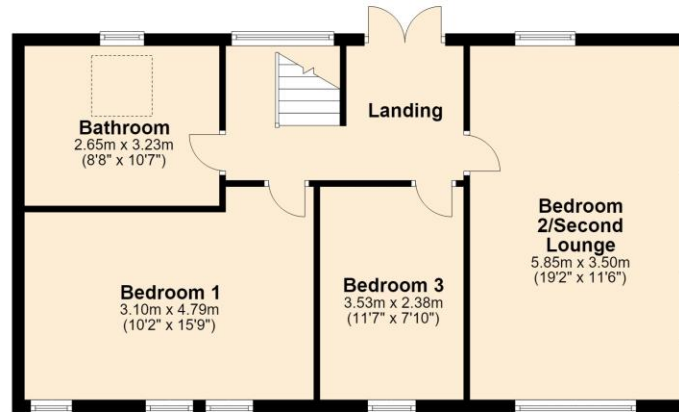
To view this property call Reside on **01706 356633**



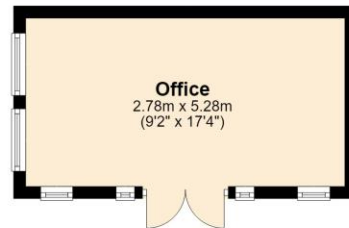
**Ground Floor**



**First Floor**



**Outbuilding**



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".