







# 370 OLDHAM ROAD

RISHWORTH | HX6 4QU

Originally formed from two cottages, this deceptively spacious stone-built semi-detached property offers a comfortable modern home while retaining attractive period features, including exposed timber beams and fireplaces. A well-appointed breakfast kitchen with range cooker and central island complements the two spacious reception rooms.

The accommodation is arranged over three floors and includes a utility room with cloakroom/WC, a smart modern shower room, and three first floor double bedrooms, the master benefitting from a large four-piece en-suite. The second floor provides a particularly versatile space, comprising a fourth double bedroom, with en-suite shower room, and adjoining hobbies room, ideal for a teenager, guest, or as a dedicated workspace.

Outside, there is a raised terrace, a block-paved driveway providing off-road parking, and access to a detached garage.



## GROUND FLOOR

Breakfast Kitchen  
Utility Room  
Coats Cupboard  
Sitting Room  
Dining Room

## COUNCIL TAX

C

## EPC RATING

C

## FIRST FLOOR

Bedroom 1  
En-Suite Shower Room  
Bedroom 2  
Bedroom 3  
Family Bathroom

## SECOND FLOOR

Hobbies Room  
Bedroom 4  
En-Suite Shower Room

### INTERNAL

The property is entered directly into the breakfast kitchen, which is fitted with an extensive range of cupboards and worktops, together with a central island incorporating a breakfast bar. There is a range cooker with extractor canopy, along with integrated microwave and dishwasher. Adjacent to the kitchen is a useful coats cupboard housing the boiler, together with a fitted utility room providing plumbing for a washing machine, space for a tumble dryer, and a two-piece cloakroom.

There are two well-proportioned reception rooms, both featuring exposed beams. The sitting room has a stone fireplace housing a multi-fuel stove, while the dining room includes the staircase to the first floor and a feature opening to the chimney breast with stone lintel.

The first floor features a large galleried landing providing access to three double bedrooms and the smart three-piece shower room, together with a spiral staircase rising to the second floor. Bedroom 1 benefits from fitted wardrobes, double doors opening onto the elevated terrace, and a spacious four-piece en-suite bathroom comprising a freestanding bath, separate shower cubicle, WC and wash basin.

The second floor provides particularly versatile accommodation, comprising a large hobbies room and a fourth double bedroom with en-suite WC.

### EXTERNAL

To the side of the property is an elevated patio terrace with stainless steel and glass balustrading, accessed via external steps or directly from bedroom 1. There is a block-paved driveway providing off-road parking and leading to the detached garage.

### LOCATION

The property occupies a convenient position on the outskirts of Rishworth and is within walking distance of the popular Booth Wood Inn. Ripponden is just a five-minute drive away and offers a range of amenities including a health centre, dental practice, veterinary surgery, shops, pubs, cafés and restaurants.

Junction 22 of the M62 is also approximately five minutes away, providing excellent access to the wider motorway network, Manchester and Leeds. Mainline railway stations can be found at Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating with the boiler located in the coats cupboard.

### TENURE

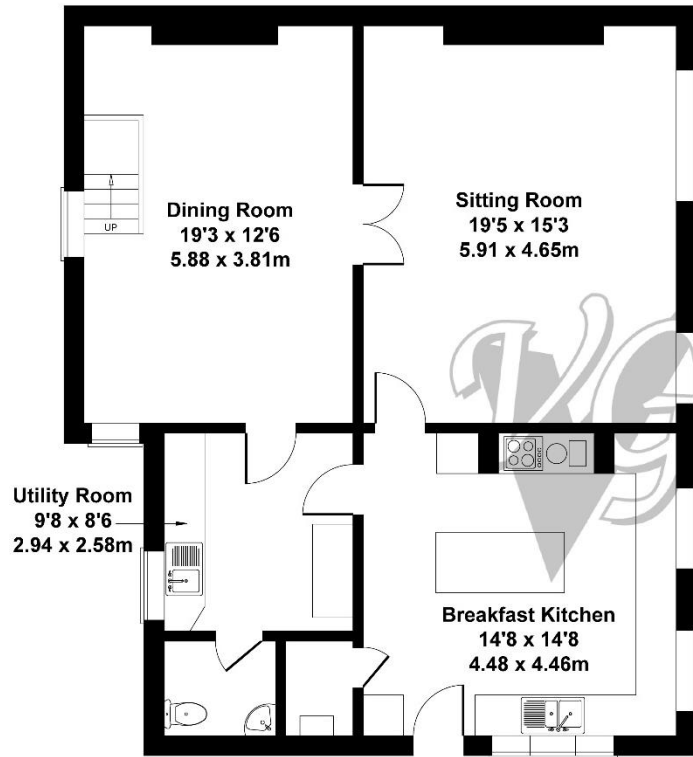
Freehold.

### DIRECTIONS

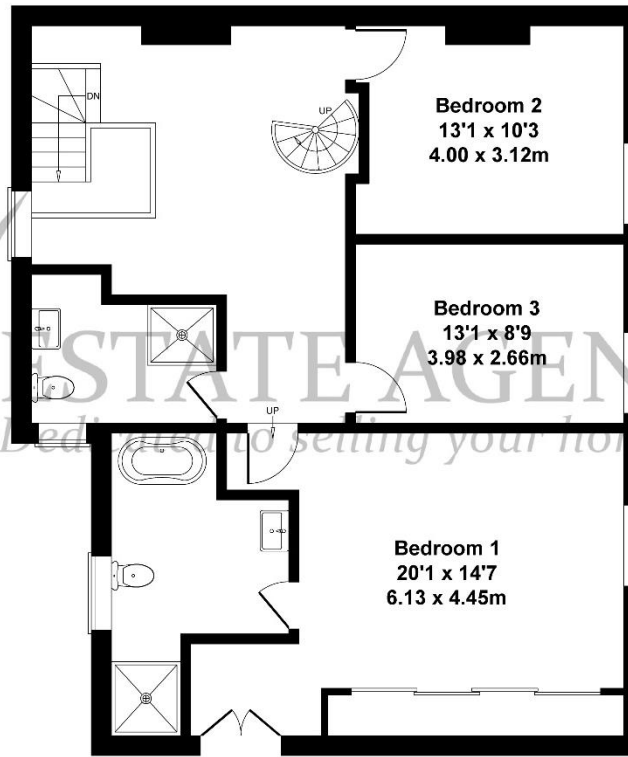
From the traffic lights in Ripponden, proceed along Oldham Road towards Rishworth, passing Rishworth School on the right and Heathfield School on the left. Continue past The Booth Wood Inn and the property will be found a short distance further on, on the right-hand side, identified by our for sale board.



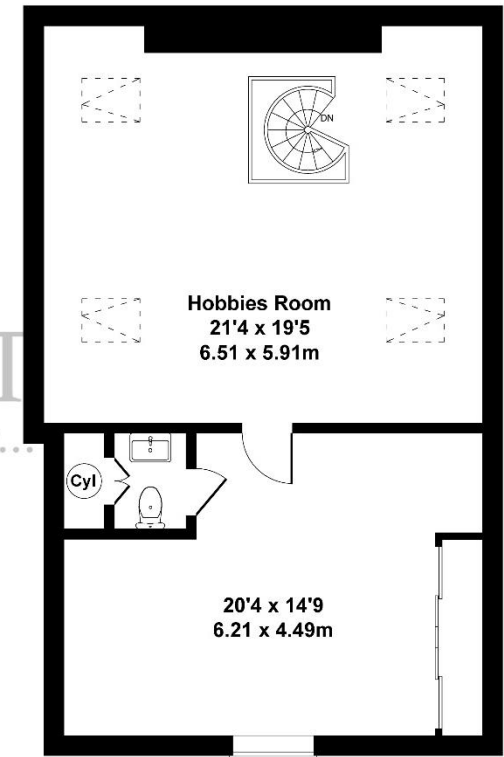
Approximate Gross Internal Area  
2605 sq ft - 242 sq m



GROUND FLOOR

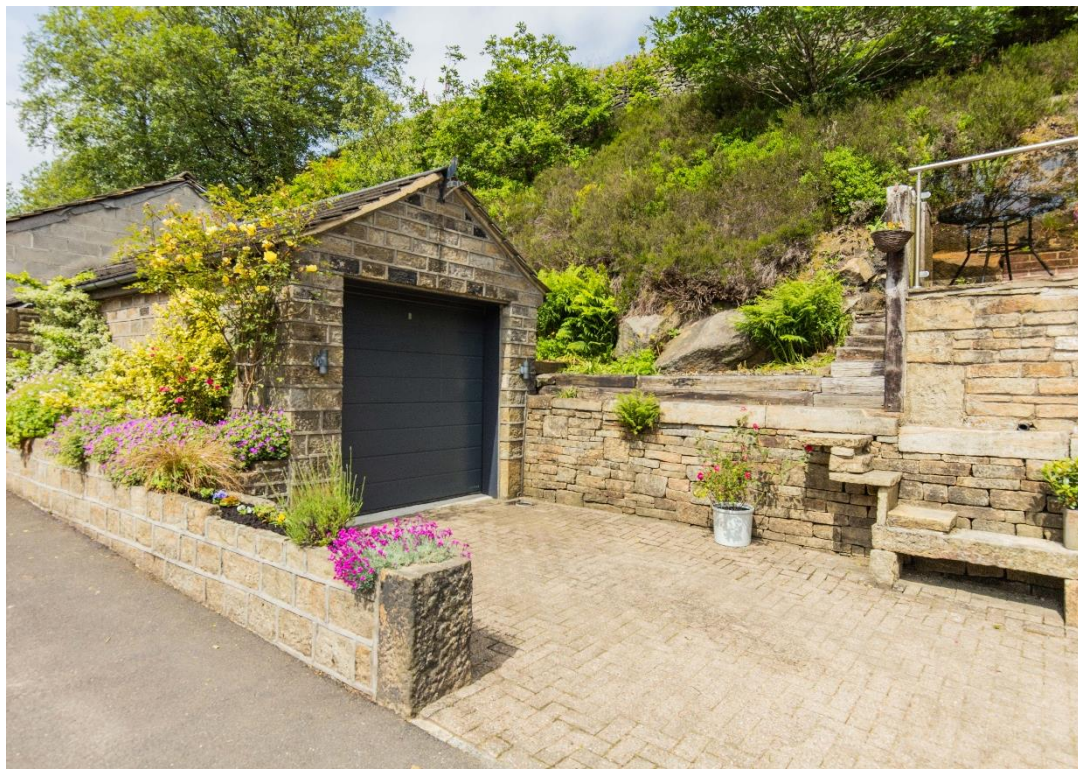


FIRST FLOOR



SECOND FLOOR





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#### MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.