



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

Ashworth Road, Rochdale, OL11 5UN

Offers In Excess Of £525,000

AN IDYLIC BARN CONVERSION

Nestled on Ashworth Road in Rochdale, this exquisite barn conversion is a true gem, offering a harmonious blend of modern luxury and rustic charm. The property has been meticulously updated to the highest standard, ensuring a comfortable and stylish living experience.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The open plan kitchen diner is a highlight, perfect for family gatherings and social occasions. With three generously sized double bedrooms, each boasting its own en suite bathroom, this home is designed with both comfort and privacy in mind.

The property is set within a secluded and private community, providing a tranquil retreat while still being part of a close-knit neighbourhood. Enjoy breathtaking panoramic views of the surrounding countryside, with the added benefit of not being overlooked, as the home is nestled down a private lane.

Outdoor enthusiasts will appreciate the generous open outdoor space, ideal for stunning country walks and people who enjoy that countryside air. The property also features ample off-road parking for multiple vehicles, ensuring convenience for both residents and guests.

Ashworth Road, Rochdale, OL11 5UN

Offers In Excess Of £525,000

 3  3  2  D

- Exquisite Barn Conversion
- Country-Style Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Double Bedrooms
- Bursting with Character
- Tenure Freehold
- Three En Suite Bathrooms
- Stunning Rural Location
- Council Tax Band D

Ground Floor

Entrance Hall

10'9 x 5'2 (3.28m x 1.57m)

WC

7'10 x 3'7 (2.39m x 1.09m)

Reception Room One

19'0 x 15'1 (5.79m x 4.60m)

Kitchen

13'5" x 16'8" (4.1m x 5.1m)

Utility

8'6 x 6'6 (2.59m x 1.98m)

Reception Room Two

18'8 x 14'5 (5.69m x 4.39m)

First Floor

Bedroom One

18'8" x 15'1" (5.7m x 4.6m)

En Suite

10'9 x 8'2 (3.28m x 2.49m)

Bedroom Two

19'0 x 11'5 (5.79m x 3.48m)

En Suite

7'2 x 5'10 (2.18m x 1.78m)

Bedroom Three

18'8 x 12'6 (5.69m x 3.81m)

En Suite

6'6 x 4'11 (1.98m x 1.50m)

Garage

9'10" x 19'0" (3m x 5.8m)



Tel: 01706396140

www.keenans-estateagents.co.uk