



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Beeches, Whitworth, OL12 8AP

£320,000

AN OUTSTANDING DETACHED FAMILY HOME

Nested in the serene surroundings of The Beeches, Whitworth, Rochdale, this impressive link detached house is a true gem. With meticulous attention to detail, the property has been updated and maintained to the highest standard, showcasing immaculate presentation throughout.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an open plan living and dining area, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making it a delightful space for culinary pursuits. The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The contemporary shower room adds a touch of luxury to daily routines.

One of the standout features of this home is the enviable wrap-around gardens, which offer stunning countryside views and a beautifully maintained outdoor space for leisure and enjoyment. The property also benefits from off-road parking and an integrated garage, providing convenience and security.

This home is a credit to its current owner, having been presented beautifully throughout, allowing potential buyers to move in with ease and without the worry of a chain delay. Located on a quiet road, it is conveniently close to local amenities, bus routes, and schools, as well as major motorway links to Rossendale, Bacup, and Rochdale.

The Beeches, Whitworth, OL12 8AP

£320,000

 3  1  2  E

- Exceptional Link Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating E
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Beautiful Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

12'2 x 6'8 (3.71m x 2.03m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, ceiling rose, wood effect laminae flooring, doors leading to dining room, bedroom one, shower room and stairs to first floor.

Shower Room

8'0 x 5'5 (2.44m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

UPVC double glazed inset bay window, central heating radiator, coving, ceiling rose and television point.

Dining Room

10'9 x 10'6 (3.28m x 3.20m)

Central heating radiator, coving, wood effect laminate flooring, open to reception room, door to kitchen and UPVC double glazed French doors to rear.

Reception Room

13'9 x 13'0 (4.19m x 3.96m)

UPVC double glazed inset bay window, central heating radiator, media wall with living flame electric fire and television point and wood effect laminate flooring.

Kitchen

14'9 x 10'5 (4.50m x 3.18m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces, tiled splashback, composite inset one and a half bowl sink with stainless steel mixer tap and integrated draining ridges, integrated electric Bellini oven with four ring gas hob and extractor hood, integrated microwave, space for fridge, plumbing for washing machine, coving, tiled effect lino flooring, door to garage and composite door to rear.

Garage

17'8 x 8'5 (5.38m x 2.57m)

Power, lighting and up and over garage door.

First Floor

Landing

10'3 x 3'9 (3.12m x 1.14m)

Loft hatch, coving, smoke detector, doors leading to two bedrooms and store room.

Bedroom Two

12'9 x 11'8 (3.89m x 3.56m)

UPVC double glazed leaded inset bay window, central heating radiator and eave storage.

Bedroom Three

12'9 x 9'4 (3.89m x 2.84m)

UPVC double glazed window, central heating radiator and eave storage.

External

Rear

Laid to lawn garden with stone chippings, paving, block paving and mature shrubbery.

Front

Wraparound laid to lawn garden with paving, mature shrubbery, bedding, block paved driveway and access to garage.

