



33 Tonacliffe Road, Whitworth

In Excess of £400,000





## 33 Tonacliffe Road

Whitworth, Rochdale

\*\*\* DETACHED PROPERTY / THREE BEDROOMS / SHOWER ROOM AND SEPARATE WC / FITTED KITCHEN / DINING ROOM / BASEMENT / LARGE PLOT WITH MATURE GARDENS / GARAGE ALONG WITH SUBSTANTIAL DRIVEWAY PARKING / OPEN ASPECT VIEWS / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: D

Tenure: Freehold

- Detached Property
- Character Property
- Large Plot
- Desirable Location
- Three Reception Rooms
- Viewings Highly Recommended
- Stone Built Property
- Wrap Around Balcony



### Entrance Hall/Dining Room

14' 9" x 10' 10" (4.50m x 3.30m)

Front facing room, double glazed window, radiator, a good sized dining room ideal for entertaining with a pleasant open woodland aspect to the front of the property.

### Lounge

19' 4" x 14' 9" (5.90m x 4.50m)

Front facing room, double glazed window, radiator, a wonderfully presented and spacious lounge area with feature fireplace and stunning views.

### Kitchen

14' 9" x 7' 7" (4.50m x 2.30m)

Front facing room, double glazed window, radiator, fully fitted kitchen with a range of wall and base units with complimentary work surfaces, integrated oven/hob and extractor hood, integrated fridge/freezer and tiled floor, access to side balcony.

### Bedroom One

11' 6" x 11' 2" (3.50m x 3.40m)

Rear facing room, double glazed window, radiator, a good sized double bedroom with fitted wardrobes and views into the rear garden.

### Bedroom Two

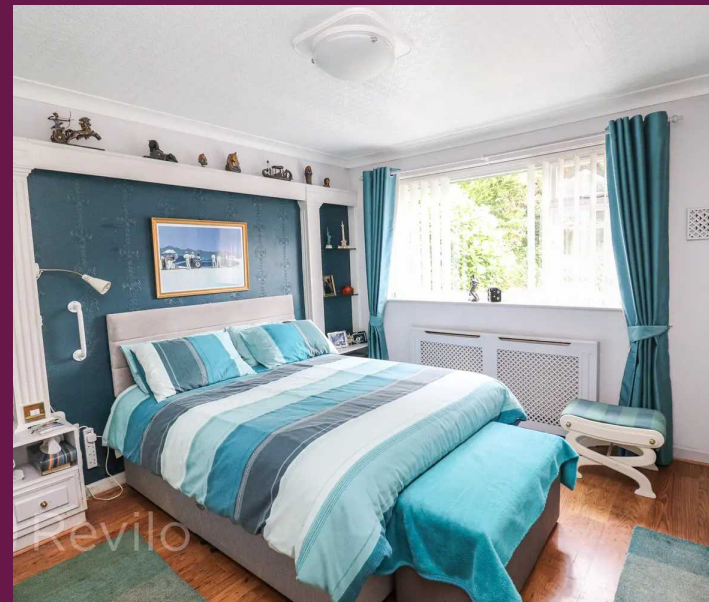
11' 6" x 9' 10" (3.50m x 3.00m)

Rear facing room, double glazed window, radiator, a second double bedroom with fitted wardrobes, wash hand basin and views into the rear garden.

### Bedroom Three

8' 2" x 8' 2" (2.50m x 2.50m)

Side facing room, double glazed window, radiator, a good sized third bedroom with neutral décor.





### Bathroom

7' 10" x 7' 7" (2.40m x 2.30m)

Side facing room, double glazed window, radiator, WC, wash hand basin, panelled bath with overhead shower, tiled walls.

### Ground Floor

Ground floor level.

### Garage

18' 8" x 18' 4" (5.70m x 5.60m)

Integral garage space with further development potential.

### Media Room

16' 5" x 19' 8" (5.00m x 6.00m)

Front facing room, a great entertainment area which can be used for numerous different aspects if required.

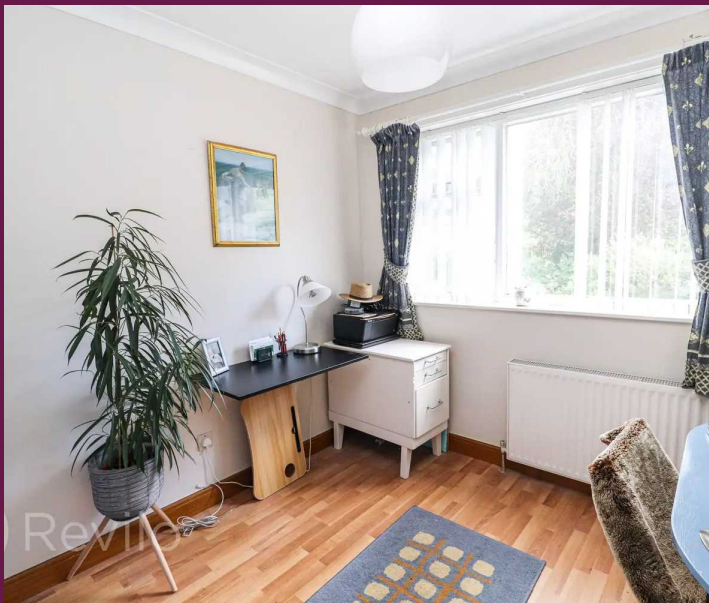
### WC

4' 11" x 4' 11" (1.50m x 1.50m)

WC, wash hand basin.

### Revilo Insight

Tenure: Freehold / Title No: LA493625 / Class Of Title: Absolute / Tax Band: D / Parking: Substantial Driveway Parking.





## GARDEN

Wonderful large rear garden with patio seating area and grass area. There is also a balcony that goes around the front and side of the property to offer excellent views and seating areas.

## GARAGE

Double Garage

Garage parking for numerous vehicles.

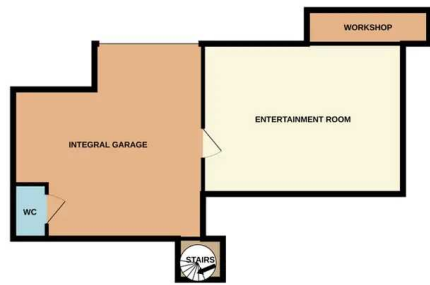
## DRIVEWAY

4 Parking Spaces

Driveway parking for numerous vehicles to the front of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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