



Dawn Birch, Station Road | Whitworth | OL12 8RT

EDWARD
mellor



Dawn Birch, Station Road, Whitworth, OL12 8RT.

Impressive detached house comprising hall, cloakroom/wc, large through lounge/dining room, modern re-fitted kitchen with built in oven and hob, conservatory with stunning views, three bedrooms and modern bathroom. Externally there is an acre of land with mature bushes and trees to the rear, lawned garden to the front, paddock, three stables, off road parking via a long sweeping driveway and double garage with power. Gas central heating and double glazing. Vacant possession. Situated in a unique location next to Healey Dell Nature Reserve and within easy reach of Whitworth village and both Rochdale and Rawtenstall town centres.

** VIRTUAL TOUR COMING SOON **

Additional Information

Whitworth Village provides a great selection of local amenities including a number of independent shops, excellent schools, bars and restaurants. The size of the property and the plot lends itself to numerous different redevelopment options as the rear is adjacent to Market Street. Although not formally, our client has had discussions in the past with the planning department regarding building three split level houses on this part of the plot. The other USP it offers is of course the equestrian element. In our opinion, the rental value for this would be in the region of £2000 per month. EPC rating D. Sold as seen.

Auction consultant dealing with this property

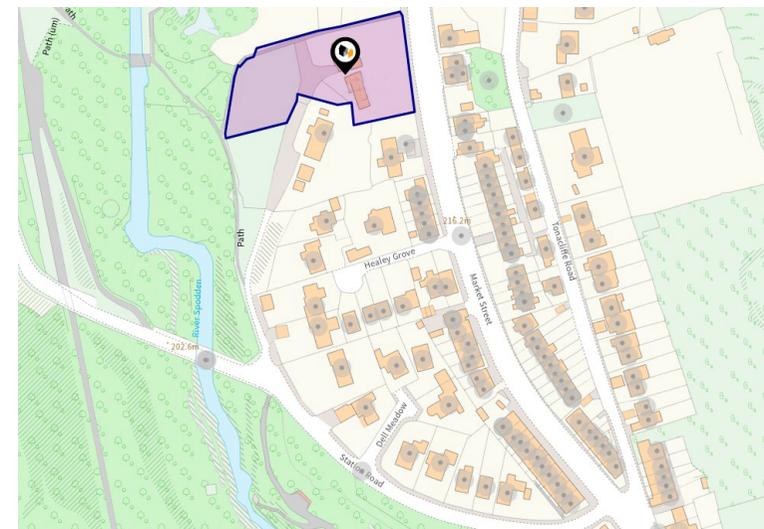
Chloe Jones

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

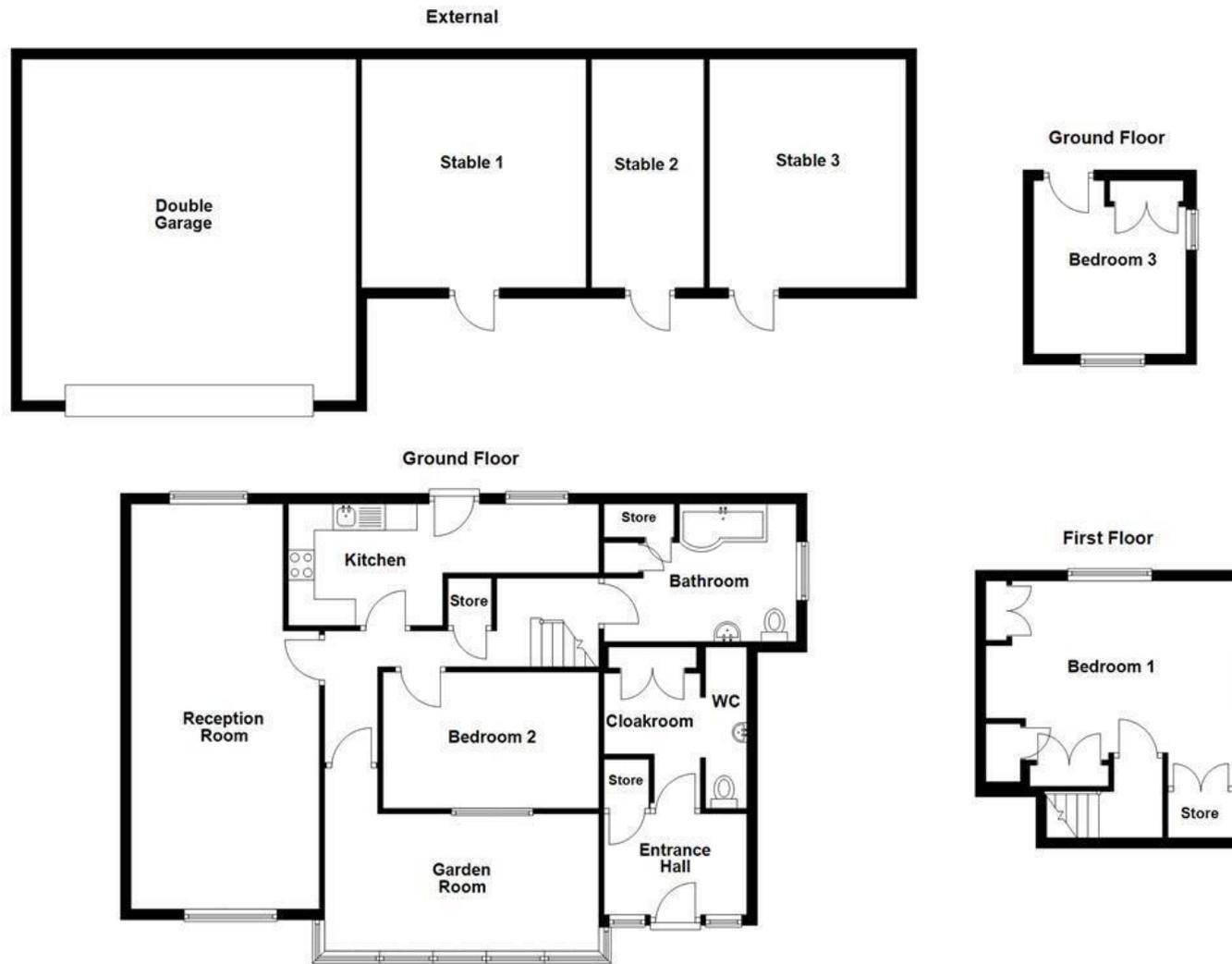
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Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



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Important Information

- Council Tax Band: F
- Tenure: Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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