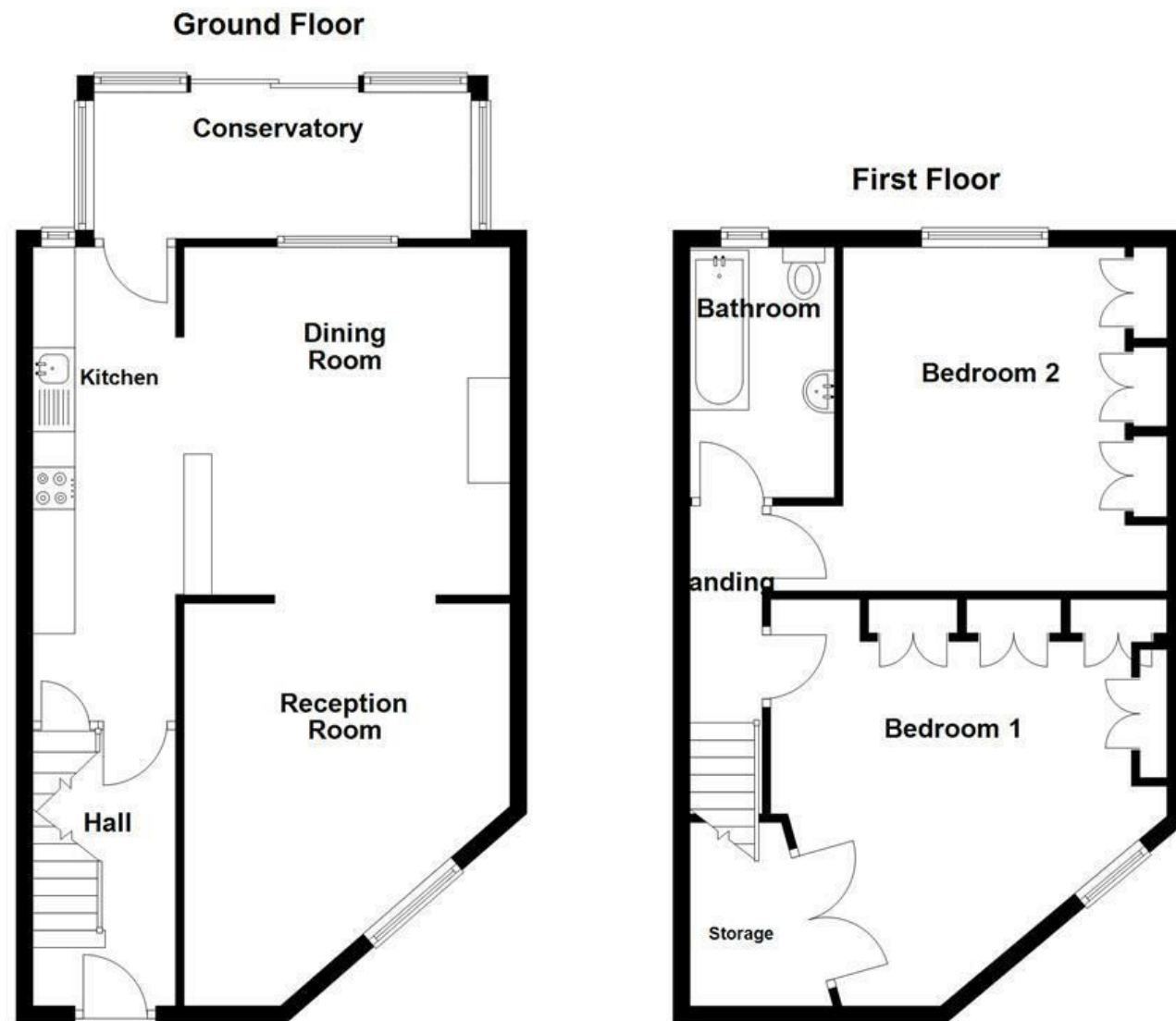




Whitworth Road, Rochdale, OL12 6ER

£850

A FANTASTIC NEW RENTAL OPPORTUNITY

Located on the charming Whitworth Road in Rochdale, this delightful end terrace house offers a perfect blend of comfort and charm. With two spacious reception rooms, the property provides ample space for relaxation and entertaining. The open-plan living area seamlessly connects to a well-appointed kitchen, creating a warm and inviting atmosphere for family gatherings.

The house features two generously sized double bedrooms, ensuring plenty of room for rest and personal space. The bright conservatory adds an extra touch of charm, allowing natural light to flood the home and providing a lovely spot to enjoy the garden views throughout the seasons.

Completing this lovely property is a family bathroom, designed for both functionality and comfort. This end terrace house is ideal for first-time buyers, small families, or those looking to downsize, offering a wonderful opportunity to create a home in a friendly neighbourhood.

With its convenient location, you will find local amenities, schools, and parks just a short distance away, making it a practical choice for everyday living. This property is not just a house; it is a place where memories can be made. Don't miss the chance to view this charming home and envision your future in this delightful setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

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 **2**  **1**  **2**  **D**

- 2 Double Bedrooms
 - EPC Rating D
 - Two Spacious Reception Rooms
 - Ideal For Families With Viewing Recommended
- Bright Conservatory
 - Council Tax Band A
 - Fitted Kitchen And Three Piece Bathroom Suite
- On Street Parking
 - Tenure Leasehold
 - Close Proximity To Local Amenities

Ground Floor

Enclosed paved yard.

Entrance

Hardwood frosted door to hall.

Hall

10'10 x 5'7 (3.30m x 1.70m)

Central heating radiator, doors to kitchen, reception room, stairs to first floor and wood effect laminate flooring.

Reception Room

15'9 x 12'9 (4.80m x 3.89m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and open access to dining room.

Dining Room

13'2 x 12'5 (4.01m x 3.78m)

UPVC double glazed window, central heating radiator, open access to kitchen and wood effect laminate flooring.

Kitchen

18'6 x 5'8 (5.64m x 1.73m)

Hardwood single glazed window, central heating radiator, panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, electric oven in a high rise unit, four ring gas hob, extractor hood, breakfast bar, plumbing for washing machine, hardwood frosted door to conservatory, door to cellar and tiled effect laminate flooring.

Conservatory

14' x 5'9 (4.27m x 1.75m)

Hardwood single glazed windows, poly carbonate roof, tiled floor and UPVC double glazed sliding doors to rear.

First Floor

Landing

13'6 x 2'5 (4.11m x 0.74m)

Central heating radiator, doors to two bedrooms and bathroom.

Bedroom One

15'10 x 14' (4.83m x 4.27m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

14'11 x 13'1 (4.55m x 3.99m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

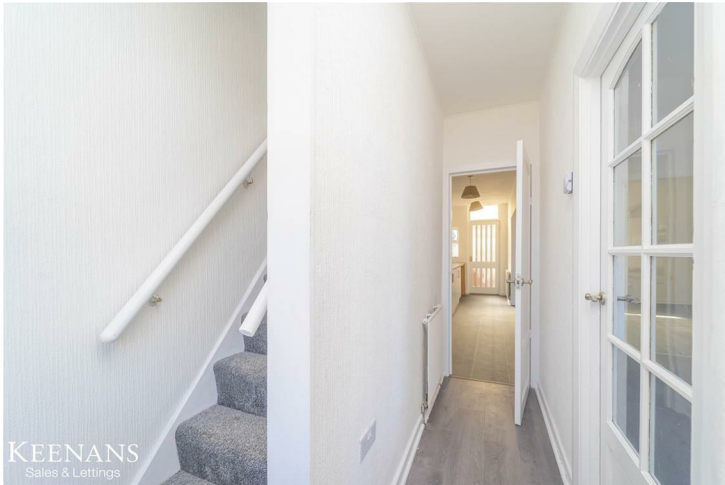
9'8 x 5'10 (2.95m x 1.78m)

UPVC frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and wood effect lino flooring.

External

Rear

Tel: 01282507250



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