



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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



Whitworth Rise, Whitworth, OL12 8AB

£160,000

FANTASTIC INVESTMENT OPPORTUNITY

Keenans are proud to welcome to the market this potential two one bedroom flats with separate entrances, an open plan kitchen and living room, double bedrooms, two good sized cellars and off road parking. This property is ideally suited to an investor who is looking for a project. Situated back from the main road, in driving distance to the town centre, whilst also being close to good schools, local amenities and is near major commuter routes.

The property comprises briefly; main entrance to the hallway which has an entrance to each flat. Entrance to flat one leads to the hallway which has doors providing access to the bedroom, two piece bathroom and to the kitchen/living room. Entrance to flat two leads through to the hallway which has doors providing access to the WC, bedroom and to the open plan kitchen/living room.

Externally, to the front of the property there is off road parking for 2 cars. To the rear of the property there is access to two good sized cellars.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience

Whitworth Rise, Whitworth, OL12 8AB

£160,000



- Detached Building Split Into Two Flats
- Off Road Parking
- EPC Rating: TBC
- Fantastic Investment Opportunity
- Tenure: TBC
- Two Cellar Rooms Accessed From Outside
- Council Tax Band: TBC

Entrance Hall
9'8 x 6' (2.95m x 1.83m)
UPVC double glazed entrance door, two UPVC double glazed doors to two flats.

Flat One

Hallway
8'8 x 5'9 (2.64m x 1.75m)
Doors to bedroom, bathroom and living kitchen.

Living Kitchen
15'4 x 10'2 (4.67m x 3.10m)
Three UPVC double glazed windows, range of base units, stainless steel sink with drainer and mixer tap, space for fridge freezer.

Bedroom
10'5 x 8'8 (3.18m x 2.64m)
UPVC double glazed window and electric heater.

Bathroom
7'10 x 5'9 (2.39m x 1.75m)
UPVC double glazed window, vanity top wash basin, bath, loft access.

Flat Two

Hallway
7'7 x 3'11 (2.31m x 1.19m)
Electric heater and doors to the living kitchen, bedroom and WC.

WC
7'11 x 4'1 (2.41m x 1.24m)
UPVC double glazed window, low basin WC, wall mounted wash basin, laminate flooring.

Living Kitchen
16'10 x 12'1 (5.13m x 3.68m)
Two UPVC double glazed windows, electric heater, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, oven, plumbing for washing machine and space for fridge.

Bedroom
12'7 x 11'5 (3.84m x 3.48m)
UPVC double glazed window and electric heater.

External
Access to two cellars.

Cellar One
15'2 x 15' (4.62m x 4.57m)
Hardwood entrance door, hardwood single glazed window.

Cellar Two
15'7 x 14'2 (4.75m x 4.32m)
Hardwood entrance door.