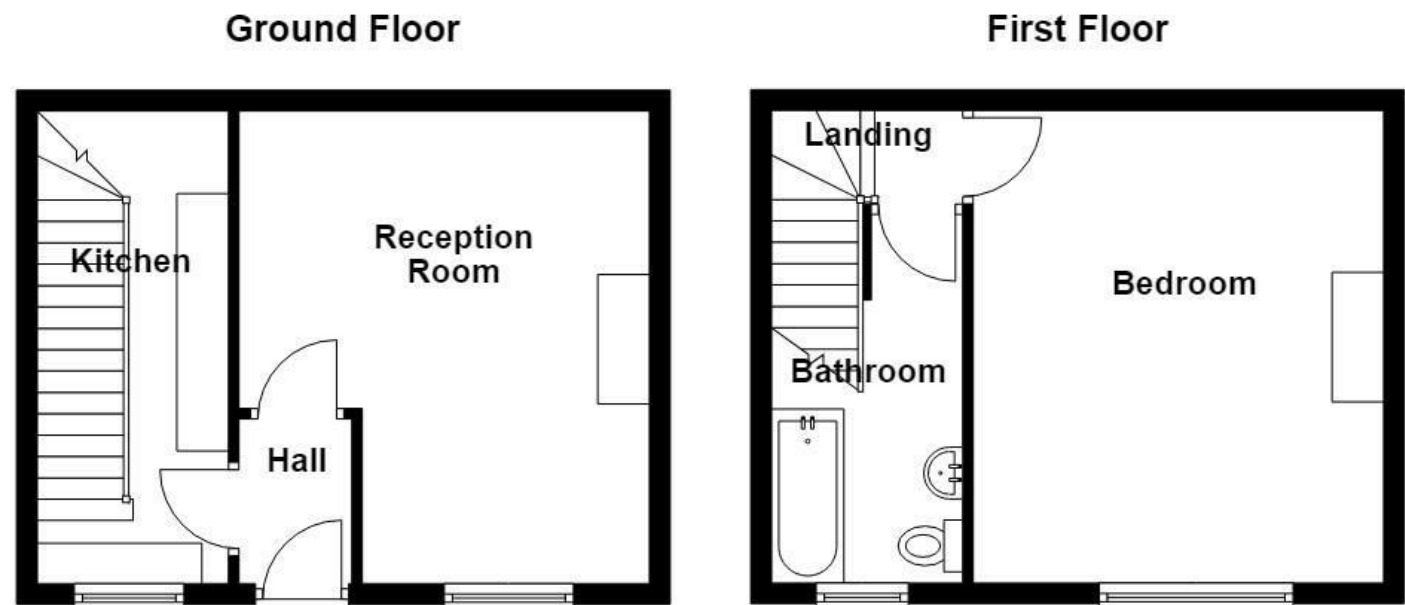




| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>77</b>                                                                           |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            | <b>65</b>               |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

## Mill Street, Whitworth, OL12 8QP

### Offers In Excess Of £95,000

Charming One-Bedroom Back-to-Back Cottage | Ideal First-Time Buy or Investment Opportunity

With beautiful open views, this charming one-bedroom back-to-back cottage on Mill Street in Whitworth offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation comprises a welcoming living room leading through to a fitted kitchen on the ground floor and to the first floor is a generously sized double bedroom alongside a well-appointed family bathroom, providing comfortable and practical living space.

Externally, the property benefits from convenient on-street parking and enjoys a pleasant setting whilst remaining within easy reach of a range of local amenities, shops, schools and transport links.

Offering character, attractive views and excellent investment potential, this delightful cottage is well suited to those looking to step onto the property ladder or expand their rental portfolio. Early viewing is highly recommended to appreciate all that this home has to offer.

Mill Street, Whitworth, OL12 8QP

Offers In Excess Of £95,000

 1  1  1  D

- Tenure Freehold
- On Street Parking
- Three Piece Bathroom Suite
- Easy Access To Commuter Routes
- Council Tax Band A
- One Generously Sized Bedroom
- Ideal First Time Buy
- EPC Rating D
- Fitted Kitchen
- Close Proximity To Local Amenities

Ground Floor

Entrance hall  
5'3 x 3'7 (1.60m x 1.09m)

Reception Room  
15' x 12' (4.57m x 3.66m)

Kitchen  
15' x 6'1 (4.57m x 1.85m)

First Floor

Landing  
6'3 x 5'8 (1.91m x 1.73m)

Bedroom  
15' x 13' (4.57m x 3.96m)

Bathroom  
12'1 x 8'11 (3.68m x 2.72m)

