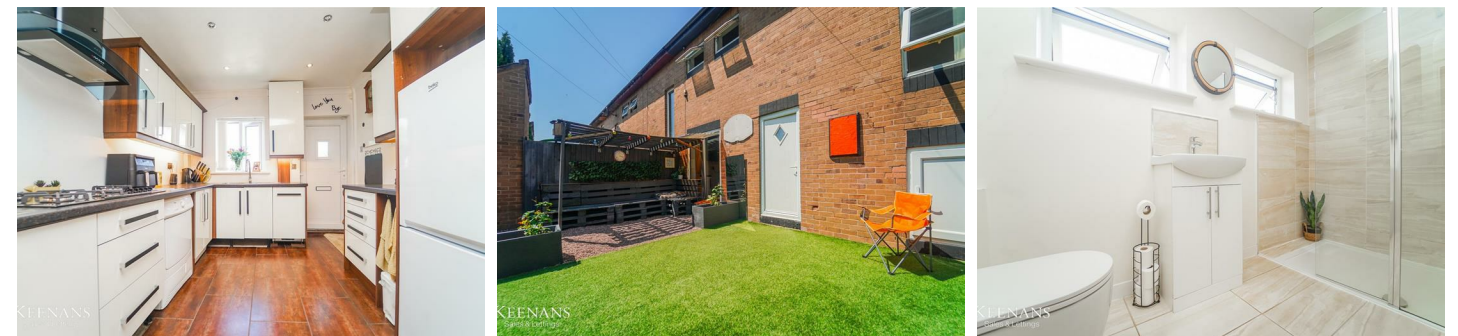
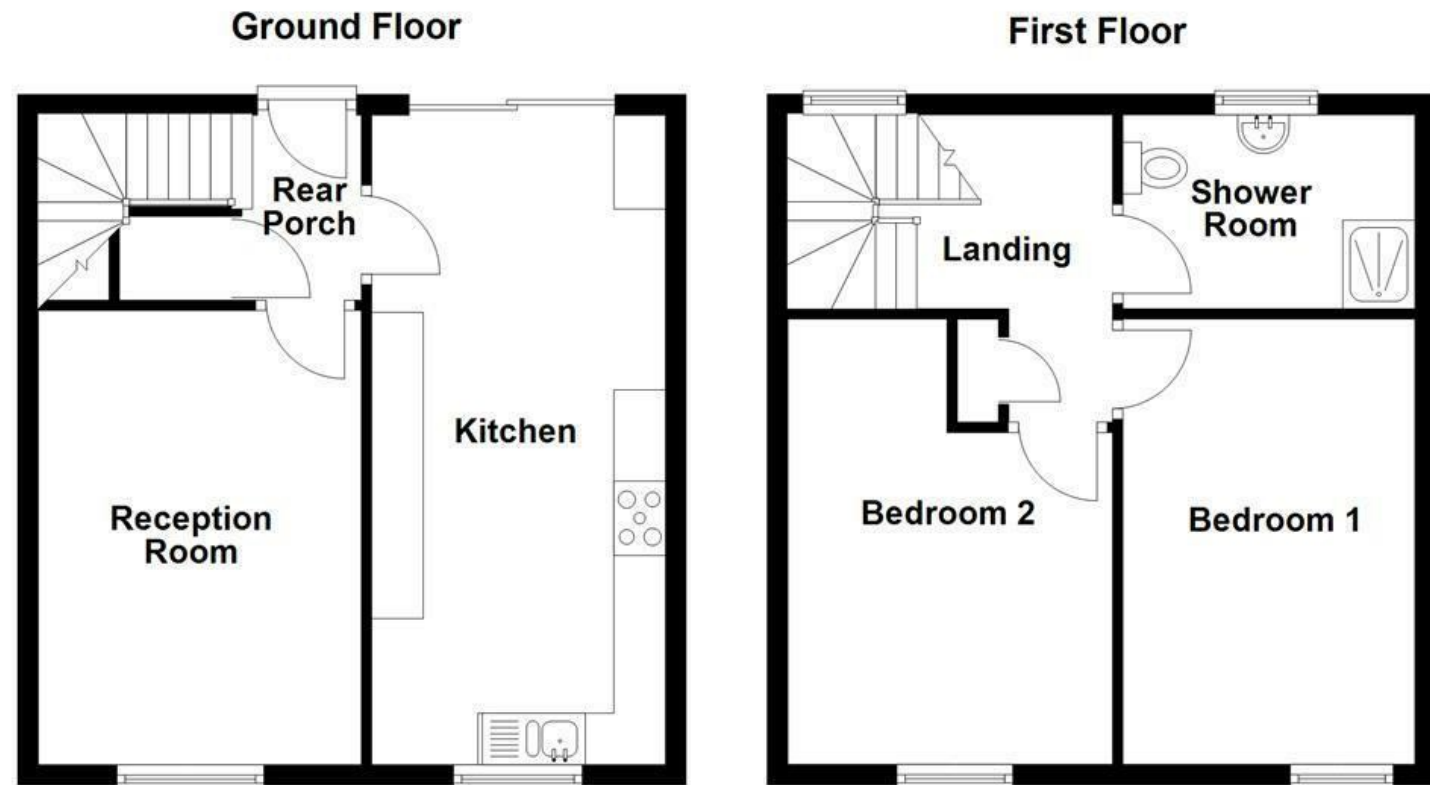




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Rawstron Street, Whitworth, OL12 8BA

£169,950

LOVELY TWO BED QUASI-SEMI IN ROCHDALE

Located on Rawstron Street in the charming town of Whitworth, Rochdale, this delightful end terrace house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a well-equipped kitchen that provides a practical space for culinary endeavours. The generous living room is ideal for relaxation and entertaining, creating a warm and inviting atmosphere for family and friends.

The property boasts two spacious double bedrooms, each designed to provide a restful retreat. The beautifully modern bathroom adds a touch of elegance, ensuring that your daily routines are both comfortable and stylish.

One of the standout features of this home is the spacious enclosed yard at the rear, which is perfect for enjoying the sun during the summer months. This outdoor space offers a wonderful opportunity for gardening, barbecues, or simply unwinding in a private setting. Additionally, private parking at the rear adds convenience to your daily life.

This end terrace house is not just a home; it is a sanctuary that combines practicality with modern aesthetics, making it an excellent choice for those seeking a peaceful yet vibrant community. With its thoughtful layout and desirable features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

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Rawstron Street, Whitworth, OL12 8BA
£169,950

 2  1  1  D

- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: D
- Two Bedrooms
- Parking To Rear
- Garden To Rear
- Modern Shower Room
- Contemporary Fitted Kitchen
- Exterior Access To Under-Stair Storage

Porch
5'7 x 3'6 (1.70m x 1.07m)

Reception Room
14'6 x 10'4 (4.42m x 3.15m)

Kitchen
20'8 x 8'4 (6.30m x 2.54m)

Bedroom One
14'4 x 9'4 (4.37m x 2.84m)

Bedroom Two
14'6 x 10'7 (4.42m x 3.23m)

Shower Room
9'8 x 5'9 (2.95m x 1.75m)

