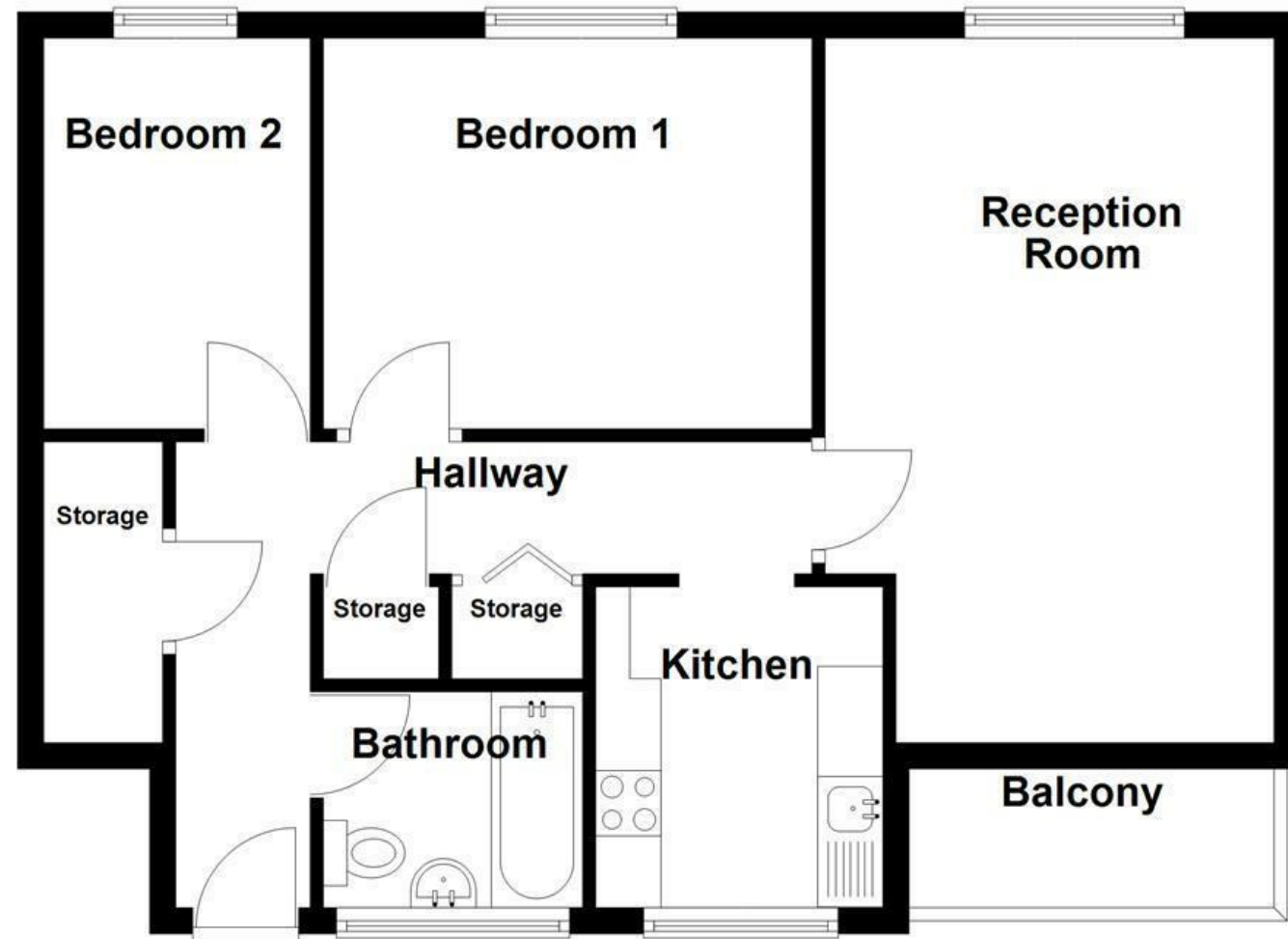


Ground Floor



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	76	79
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.

Grange Road, Whitworth, OL12 8LF

Offers Over £125,000

AN ENVIABLE GROUND FLOOR FLAT

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this exceptional two bedroom ground floor flat is being proudly welcomed to the market in the desirable location of Whitworth. With added balcony, spacious rooms and neutral interior, this property has everything needed for any small family or couple to make their own! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Rossendale, Bacup and major motorway links. With communal parking and gardens, two generously sized bedrooms and an abundance of storage space, this property is ready to move straight into!

The property comprises briefly; a welcoming hallway provides access through to a spacious reception room, contemporary fitted kitchen, two bedrooms and a modern bathroom. The reception room leads on to a private balcony area.

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

Grange Road, Whitworth, OL12 8LF

Offers Over £125,000

 2  1  1  C

- An Envable Ground Floor Flat
 - Spacious Rooms
 - On Street Parking
 - Tenure Leasehold
- Two Bedrooms
 - Perfect First Time Home
 - Council Tax Band A
- Beautifully Presented
 - Modern Fixtures And Fittings
 - EPC Rating C

Ground Floor

Entrance

Communal hallway to a door to the hallway.

Hall

16' x 11'7 (4.88m x 3.53m)

Central heating radiator, three storage cupboards, doors to reception room, kitchen, two bedrooms and bathroom.

Reception Room One

17'8 x 11'3 (5.38m x 3.43m)

UPVC double glazed window, central heating radiator, coving, television point and UPVC double glazed sliding door to balcony.

Kitchen

8'1 x 7'3 (2.46m x 2.21m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, composite sink and drainer with mixer tap, integrated electric oven with five ring induction hob and extended hood. Space for fridge freezer, slimline dishwasher, spotlights and tiled floor.

Bedroom One

12'3 x 9'10 (3.73m x 3.00m)

UPVC double glazed windows, central heating radiator, inset shelving.

Bedroom Two

9'10 x 6'3 (3.00m x 1.91m)

UPVC double glazed windows, central heating radiator.

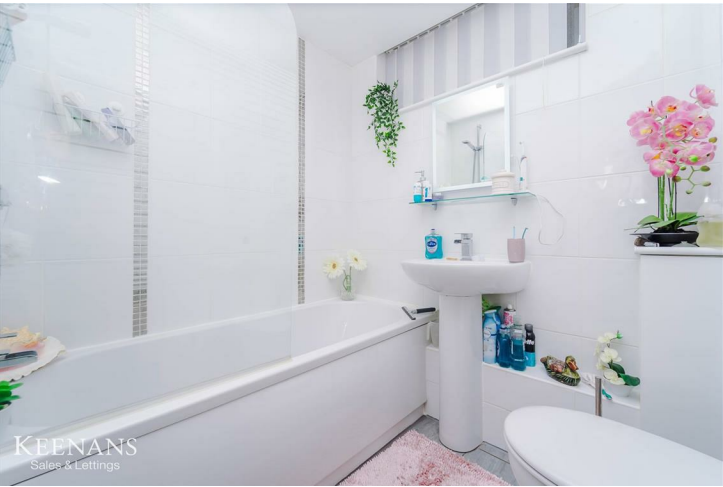
Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, central heating radiator, panel bath with waterfall mixer tap and overhead direct feed shower, pedestal wash basin with waterfall mixer tap, dual flush WC and tiled floor.

External

Communal gardens with laid to lawn and paving and a private balcony, Storage cupboard.



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