



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Orama Avenue, Whitworth, OL12 8ED

Offers Over £180,000

AN EXCEPTIONAL FAMILY HOME

Nestled on the charming Orama Avenue in Whitworth, Rochdale, this outstanding semi-detached house is a true gem, presented and maintained to the highest standard throughout. The property boasts spacious rooms that are both stylish and inviting, making it the perfect family home that is ready for you to move straight into.

As you enter, you will be greeted by a beautifully designed open-plan kitchen and living space, ideal for both entertaining and everyday family life. The interiors are tastefully decorated in neutral tones, allowing for a seamless blend of comfort and elegance. The main bedroom, located on the second floor, offers a fantastic retreat, ensuring privacy and tranquillity.

Outside, the property features a double driveway to the rear, providing ample parking space, along with beautifully maintained gardens that enhance the overall appeal of the home. Situated within a sought-after estate, this residence is conveniently located close to bus routes, local schools, and various amenities, making it an ideal choice for families.

Moreover, the property benefits from excellent network links to Rochdale, Rossendale, and major motorways, ensuring easy access to surrounding areas. This delightful home truly encapsulates modern living in a desirable location, making it a must-see for anyone seeking a quality property in Whitworth.

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

Orama Avenue, Whitworth, OL12 8ED

Offers Over £180,000

**3****1****1****C**

- Immaculate Semi Detached Property
 - Open Plan Living
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Immaculate Externals
 - Council Tax Band C

Ground Floor

Entrance Hall

5'1 x 4'8 (1.55m x 1.42m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, door to open plan kitchen/living area and stairs to first floor.

Open Plan Kitchen/Living Area

22'1 x 12'1 (6.73m x 3.68m)

UPVC double glazed window, two central heating radiators, spotlights, television point, range of wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, Ideal boiler, wood effect laminate flooring, door to WC and UPVC double glazed French doors to rear.

WC

4'11 x 2'10 (1.50m x 0.86m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and wood effect laminate flooring.

First Floor

Landing

10'9 x 6'4 (3.28m x 1.93m)

Smoke detector, wood effect laminate flooring, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

12'1 x 7'9 (3.68m x 2.36m)

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

Bedroom Three

12'1 x 7'9 (3.68m x 2.36m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, tiled elevations, extractor fan and wood effect laminate flooring.

Second Floor

Landing

8'4 x 2'11 (2.54m x 0.89m)

Smoke detector, storage cupboard and door to bedroom one.

Bedroom One

15'7 x 12'1 (4.75m x 3.68m)

Three Velux windows, central heating radiator, integrated shelving and eave storage.

External

Rear

Laid to lawn garden with paving, bedding, mature shrubbery, decking, stone chippings, pond and access to two off road parking spaces.

Front

Laid to lawn garden with trees.



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