



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(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.

Edward Street, Whitworth, OL12 8LE

Offers Over £240,000

AN IMPRESSIVE SEMI DETACHED FAMILY HOME

Nestled on Edward Street in the charming town of Whitworth, Rochdale, this outstanding semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting an impressive plot, the property features an abundance of indoor and outdoor space, making it ideal for both relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that provide ample space for family gatherings or quiet evenings. The contemporary fitted kitchen, enhanced by a remarkable extension, is a true highlight, offering a modern and functional area for culinary enthusiasts. The property comprises three generously sized bedrooms, each adorned with neutral decorations, allowing potential buyers to easily personalise their new home to their taste.

The bathroom is well-appointed, ensuring comfort and convenience for the entire family. With no chain delay, this property is ready for immediate occupancy, making it an attractive option.

Edward Street, Whitworth, OL12 8LE

Offers Over £240,000

 3  1  3  D

- Impressive Semi Detached Property
- Two Reception Rooms & Dining Room
- Off Road Parking & Garage
- EPC Rating D
- Three Bedrooms
- Three Piece Shower Room
- Leasehold
- Contemporary Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

16'2 x 6'6 (4.93m x 1.98m)

UPVC double glazed front entrance door, central heating radiator, understairs storage and doors to reception room two and dining room.

Reception Room Two

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed window, central heating radiator and open archway to reception room one.

Reception Room One

12'11 x 10'11 (3.94m x 3.33m)

UPVC double glazed window, central heating radiator, gas fire with granite effect surround and television point.

Dining Room

8'6 x 7'11 (2.59m x 2.41m)

UPVC double glazed window, central heating radiator, understairs storage housing the boiler and open to the kitchen.

Kitchen

12'4 x 8'10 (3.76m x 2.69m)

Two UPVC double glazed windows, range of panelled wall and base units with granite effect surfaces, composite sink with drainer and mixer tap, high rise electric double oven, four ring gas hob, extractor hood, integrated fridge freezer, under unit lighting, spotlights, slate effect vinyl flooring and composite double glazed door to the side.

First Floor

Landing

7'11 x 7'10 (2.41m x 2.39m)

UPVC double glazed window, central heating radiator, loft access and doors to three bedrooms and shower room.

Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

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

Bedroom Two

11'6 x 9'6 (3.51m x 2.90m)

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

Bedroom Three

8'10 x 7'11 (2.69m x 2.41m)

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

Shower Room

7'11 x 7'7 (2.41m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, electric feed double shower enclosure, linen cupboard, tiled elevations and tiled flooring.

External

Front

Laid to lawn garden with paving and planted beds and a block paved driveway providing off road parking leading to the garage.

Garage

21'1 x 10'1 (6.43m x 3.07m)

Three UPVC double glazed windows, power, lighting, wall and base units, integrated fridge freezer, hardwood single glazed door to the rear and hardwood double garage doors.

Rear

Laid to lawn garden with paving, planted beds, mature shrubs and access to the garage.



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