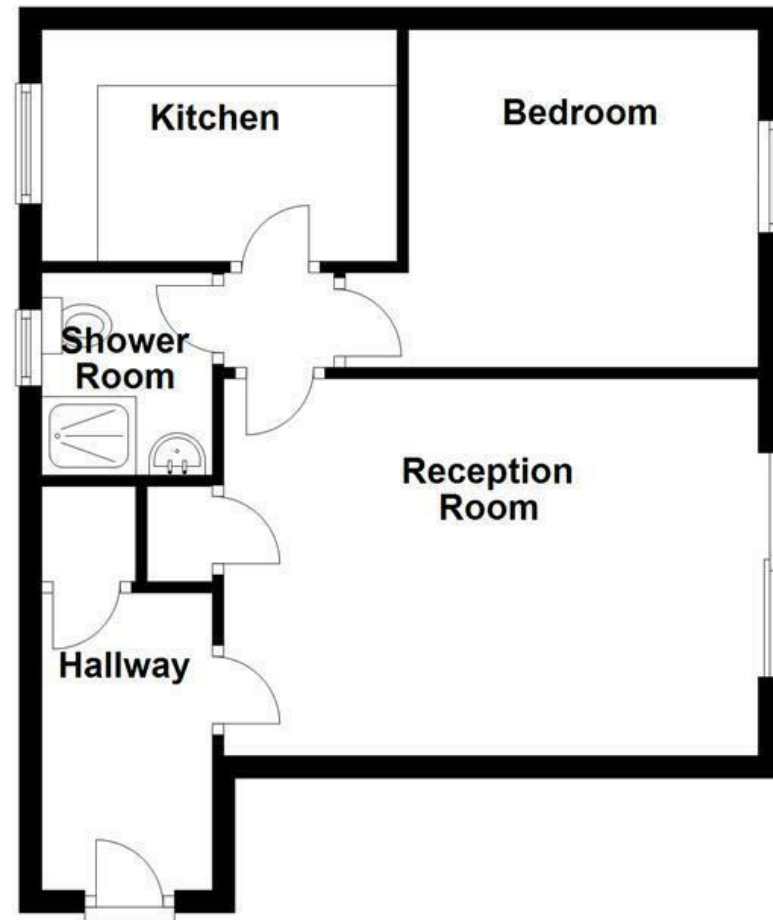



Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

Hollingworth Street, Chadderton, OL9 7EY

£70,000

A BRIGHT ONE BEDROOM TRUE BUNGALOW

Keenans are proud to bring to the market this true bungalow which oozes potential to be turned into the perfect home for someone looking to downsize single occupancy or for a couple. Located in the heart of Chadderton, just a short distance to local amenities, nearby pubs and near major commuter routes to Manchester and Rochdale. The is property is perfect for someone looking for a project.

The property comprises briefly, to the ground floor; entrance to the hallway which has doors leading to the living room and boiler cupboard. The living room has doors providing access to the rear garden, inner hallway and to a storage cupboard. The inner hall has doors leading to the bedroom, shower room and to the kitchen. Externally, to the rear of the property there is an enclosed garden with mature shrubbery, a timber shed and bedding areas. To the front of the property there is an enclosed garden with mature shrubbery.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Hollingworth Street, Chadderton, OL9 7EY

£70,000



- Semi Detached Bungalow
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- One Bedroom
- Three Piece Shower Room
- Leasehold
- Renovation Opportunity
- Front & Rear Gardens
- Council Tax Band A

Ground Floor

Entrance Hallway

8'8 x 5'11 (2.64m x 1.80m)

UPVC double glazed front entrance door, boiler cupboard and door to the reception room.

Reception Room

15'3 x 11' (4.65m x 3.35m)

Central heating radiator, television point, doors to storage and inner hall and sliding door to the rear.

Inner Hall

3'2 x 2'10 (0.97m x 0.86m)

Loft access and doors to bedroom, kitchen and shower room.

Bedroom One

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed window and central heating radiator.

Shower Room

5'11 x 5' (1.80m x 1.52m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, tiled elevations, extractor fan and laminate flooring.

Kitchen

10'9 x 6'9 (3.28m x 2.06m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, space for cooker, plumbing for washing machine, space for fridge freezer and wood effect flooring.

External

Front

Enclosed garden

Rear

Enclosed garden with timber shed.



Tel: 01706396140

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