Keenans











Market Street, Rochdale, OL12 8SE

£275,000

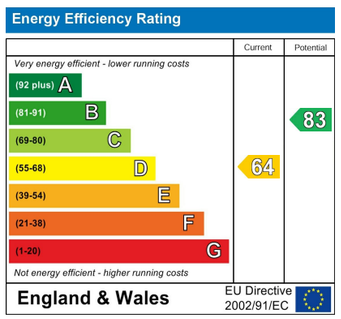
AN OUTSTANDING FOUR BEDROOM FAMILY HOME BURSTING WITH CHARACTER

Nestled on Market Street in the charming town of Whitworth, Rochdale, this outstanding mid-terrace house, built in 1852, is a true gem that should not be missed. Spanning an impressive 1,561 square feet, this property boasts an abundance of character and period features that reflect its rich history.

Upon entering, you are greeted by two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The four well-proportioned bedrooms provide ample space for a growing family or for those who simply desire extra room for guests or a home office. The single bathroom is thoughtfully designed, ensuring comfort and convenience for all residents.

One of the unique highlights of this property is the presence of two cellars, offering additional storage or potential for conversion into a creative space, depending on your needs. The home has been exceptionally maintained, ensuring that its original charm is preserved while providing modern comforts.

This property is not just a house; it is a home filled with character and warmth, making it an ideal choice for anyone looking to settle in a vibrant community. With its blend of historical significance and contemporary living, this residence on Market Street is a rare find in today's market. We invite you to explore this remarkable property and envision the possibilities it holds for you and your family.



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.

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- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Spacious Four Bedroom Mid Terraced Property
- Fitted Kitchen/Dining Area
- EPC Rating D
- Ideal Family Home
- Enviable Cellar Space

Ground Floor

Entrance
Composite door to vestibule.

Vestibule
3'7 x 3'1 (1.09m x 0.94m)

Door to reception room.

Hall
14'6 x 6'4 (4.42m x 1.93m)

UPVC double glazed window, central heating radiator, hatch to cellar, stairs to first floor and open access to reception room.

Reception Room
13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window, central heating radiator, log burning stove with stone hearth and wood mantle, television point and stairs leading down to kitchen dining area.

Kitchen/Dining Area
19'11 x 14'8 (6.07m x 4.47m)

Two UPVC double glazed windows, central heating radiator, range of panel wall and base units, brushed granite surface, Belfast style sink with mixer tap, range cooker with seven ring gas hob, integrated washing machine and dishwasher, space for fridge freezer, island with panelled units, karndean flooring, hardwood door to lower ground floor and composite door to rear.

Lower Ground Floor

Cellar One
14'7 x 9'5 (4.45m x 2.87m)

Glass brick window, central heating radiator, space for condenser dryer and tiled floor.

Cellar Two
9'10 x 5'2 (3.00m x 1.57m)

Glass brick window and tiled floor.

First Floor

Landing
12'3 x 5'2 (3.73m x 1.57m)

Doors to bedroom one, bathroom and stairs to second floor.

Bedroom One
14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window central heating radiator, two feature wall lights and integrated storage.

Bathroom
8'1 x 7'4 (2.46m x 2.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap and rinse head, enclosed direct feed shower with rinse head, tiled elevation and Karndean flooring.

Second Floor

Bedroom Two
11'11 x 10' (3.63m x 3.05m)

UPVC double glazed window, central heating radiator and stairs to storage.

Bedroom Three
11'9 x 9'11 (3.58m x 3.02m)

UPVC double glazed window, central heating radiator and open fireplace with wood mantle.

Third Floor

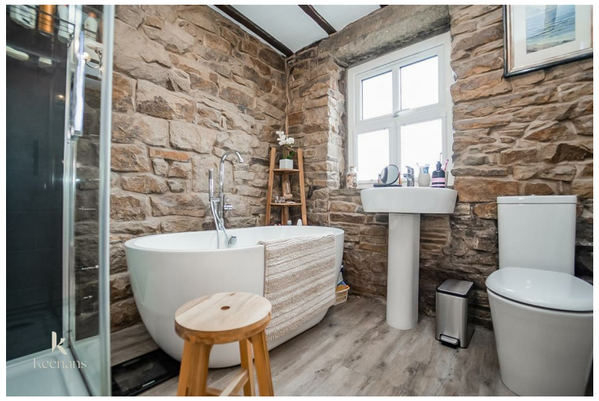
Study
13'10 x 9'3 (4.22m x 2.82m)

Two Velux windows, hardwood door to television room/bedroom four and eave storage.

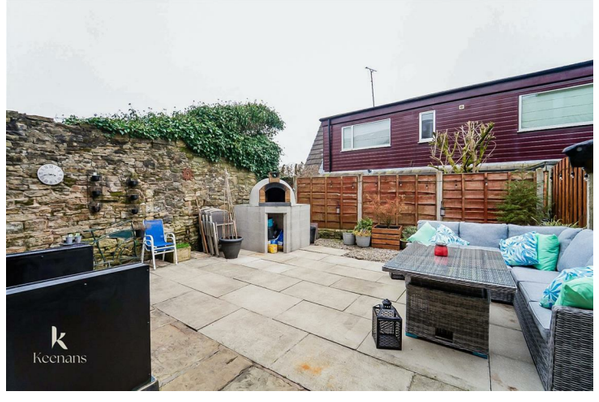
Television Room/Bedroom Four
14'1 x 9'6 (4.29m x 2.90m)

Velux window, central heating radiator and eave storage.










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