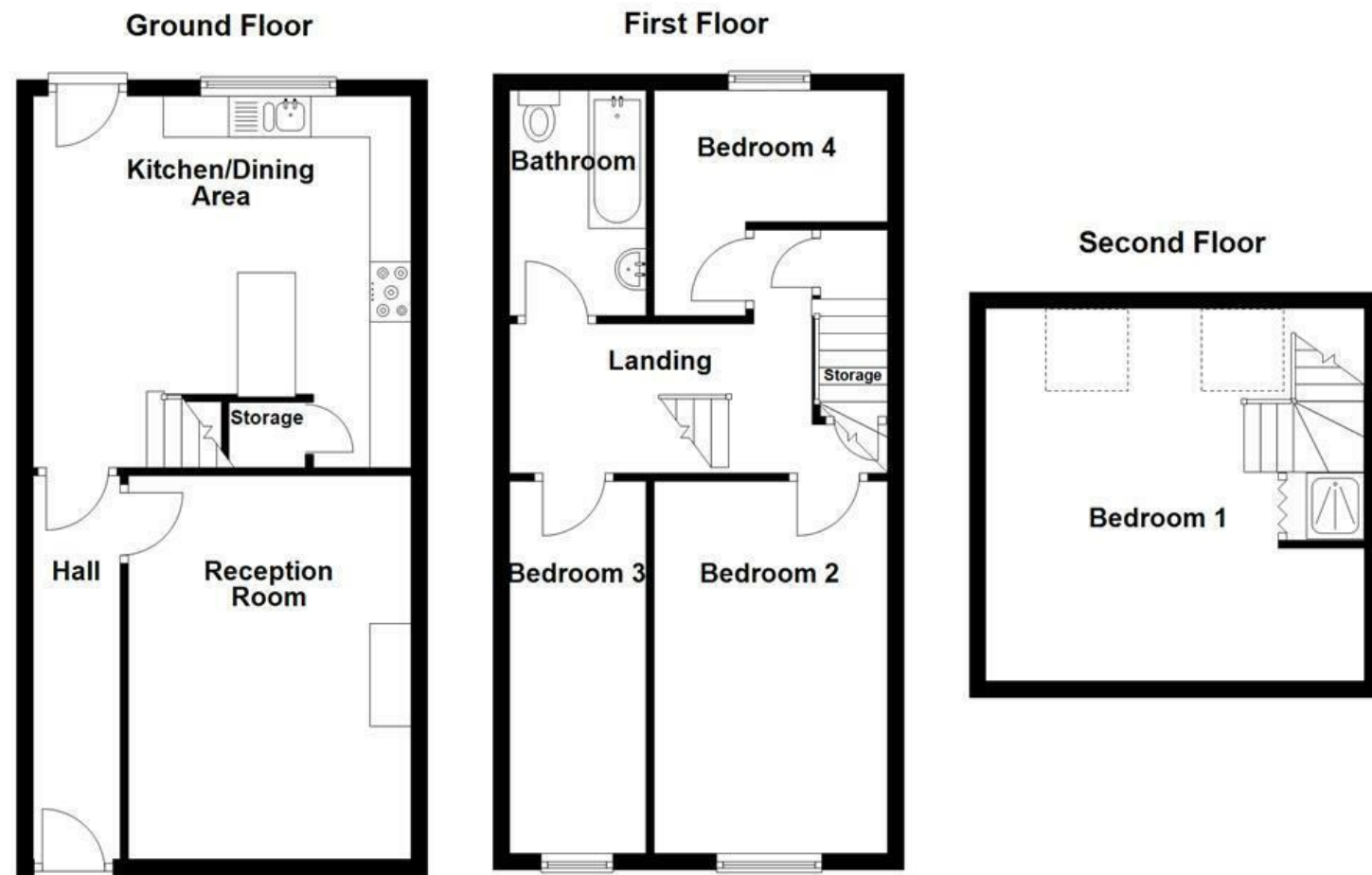




Market Street, Whitworth, OL12 8SE

Offers In The Region Of £170,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with stunning features, enviable loft conversion and no chain delay, this enviable four bedroom mid terraced cottage property is being proudly welcomed to the market in the desirable location of Whitworth. Overlooking Healey Dell and benefitting from south facing garden space, open plan kitchen diner, four generously sized bedrooms and being situated within the most convenient location, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and an open plan country-style fitted kitchen diner. The kitchen boasts fully integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms, family bathroom and a staircase to the second floor. The second floor benefits from a fantastic main bedroom with added shower. Externally there is an enclosed south facing paved yard to the rear. To the front there is a courtyard.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(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.

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 4  1  1  D

- Tenure Freehold
 - On Street Parking
 - Four Generously Sized Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band B
 - No Chain Delay
 - Ideal Family Home
- EPC Rating D
 - South Facing Garden Space
 - Viewing Essential

Ground Floor

External

Entrance
UPVC double glazed frosted door to hall.

Hall
15'4 x 3'6 (4.67m x 1.07m)
Central heating radiator, coving, dado rail, wood effect laminate flooring, doors to reception room and kitchen/dining area.

Reception Room
15'4 x 11'4 (4.67m x 3.45m)
UPVC double glazed window, central heating radiator, coving, dado rail, gas fire with granite hearth and surround, television point and meter cupboard.

Kitchen/Dining Area
15' x 14'10 (4.57m x 4.52m)
UPVC double glazed window, central heating radiator, coving, range of wood panel wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, four door range with eight ring gas hob, integrated fridge freezer, dishwasher and washing machine, breakfast bar, under stairs storage, part tiled floor, wood effect laminate flooring, UPVC double glazed frosted door to rear and stairs to first floor.

First Floor
Landing
15'2 x 9'8 (4.62m x 2.95m)
Smoke alarm, storage cupboard, doors to three bedrooms and bathroom, door to stairs to second floor.

Bedroom Two
14'10 x 9'4 (4.52m x 2.84m)
UPVC double glazed window, central heating radiator, coving and wood panel elevation.

Bedroom Three
14'10 x 5'7 (4.52m x 1.70m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four
9'9 x 9'3 (2.97m x 2.82m)
UPVC double glazed window and central heating radiator.

Bathroom
9'2 x 5'1 (2.79m x 1.55m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, wood panel bath with mixer tap and rinse head, tiled elevation, wood panel elevation, wood clad to ceiling and tiled floor.

Second Floor
Bedroom One
15' x 14'9 (4.57m x 4.50m)
Two Velux windows, central heating radiator, enclosed direct feed shower and tiled elevation.



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