



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>91</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    | <b>78</b> |           |
| (55-68) <b>D</b>                                                                    |           |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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.

## Thor Drive, Whitworth, OL12 8EU

### Offers Over £180,000

CHARMING THREE BEDROOM HOME IDEAL FOR A SMALL FAMILY OR PROFESSIONAL COUPLE

Nestled in the charming area of Whitworth, Rochdale, this delightful house on Thor Drive presents an excellent opportunity for small families or professional couples seeking a comfortable and convenient home. The property boasts three generously sized bedrooms, each offering ample space and natural light, ensuring a warm and inviting atmosphere.

One of the standout features of this home is the versatile walk-in wardrobe, which can easily be transformed into a home office or small bedroom, catering to the needs of modern living. With one well-appointed main bathroom and a downstairs toilet, making morning routines will be a breeze, providing both convenience and privacy for all residents.

The low maintenance exteriors of the property allow for more leisure time, making it an ideal choice for those who prefer to spend their weekends enjoying the local amenities rather than tending to extensive garden work. The location itself is highly convenient, with easy access to local shops, schools, and transport links, ensuring that everything you need is within reach.

This property is not just a house; it is a place where memories can be made and cherished. If you are looking for a home that combines comfort, practicality, and a prime location, this residence on Thor Drive is certainly worth considering.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Thor Drive, Whitworth, OL12 8EU

## Offers Over £180,000

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

- Semi Detached Town House
- Three Piece Bathroom And Additional Downstairs WC
- Off Road Parking
- EPC Rating: C
- Two Bedrooms And Dressing Room
- Not Overlooked from Front or Rear
- Tenure: Freehold
- Open Plan Living/Kitchen
- Enclosed Rear Garden
- Council Tax Band B

### Ground Floor

#### Hall

5'1 x 4'6 (1.55m x 1.37m)  
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, tiled floor, stairs to first floor and doors to open plan living/kitchen.

#### Open Plan Living/Kitchen

22'1 x 9'2 (6.73m x 2.79m)  
UPVC double glazed window, two central heating radiators, wood effect wall and base units, wood effect worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

#### WC

4'11 x 2'8 (1.50m x 0.81m)  
Dual flush WC, pedestal wash basin with traditional taps, part tiled elevation and wood effect flooring.

### First Floor

#### Landing

10'10 x 6'3 (3.30m x 1.91m)  
Smoke alarm, wood effect flooring, stairs to second floor and doors to bedroom two, bathroom and walk in wardrobe.

#### Bedroom Two

12'2 x 7'10 (3.71m x 2.39m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

5'11 x 5'6 (1.80m 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 direct feed shower over, extractor fan, part tiled elevations and wood effect flooring.

#### Dressing Room

12'2 x 7'8 (3.71m x 2.34m)  
Two UPVC double glazed windows, central heating radiator, fitted wardrobes and wood effect flooring.

### Second Floor

#### Landing

3'4 x 3'1 (1.02m x 0.94m)  
Smoke alarm, storage cupboard and door to bedroom one.

#### Bedroom One

15'2 x 8'9 (4.62m x 2.67m)  
Three Velux double glazed windows, central heating radiator, loft access, integrated shelving and wood effect flooring.

### External

#### Front

Block paved drive.

#### Rear

Enclosed laid to lawn garden, bedding areas and paving.



Tel: 01706396140

www.keenans-estateagents.co.uk