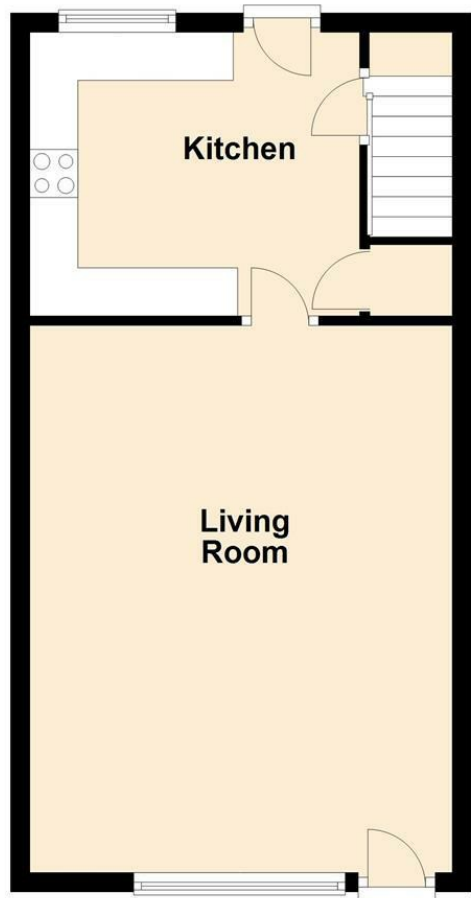
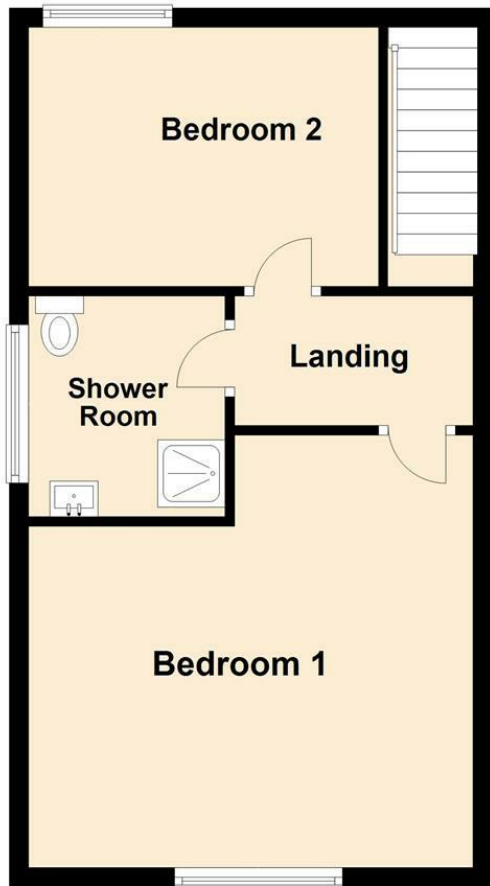


Ground Floor



First Floor



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.



Market Street, Rochdale, OL12 8JW


£139,950

A BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE PROPERTY, THE PERFECT FIRST TIME HOME

Situated in the ever popular and highly sought after village of Whitworth and surrounded by local countryside walks, sits this beautiful two bedroom home, the perfect first time buy. Boasting a spacious living room, a modern fitted kitchen, two double bedrooms and a modern three piece shower room, the property is close for accessing well regarded schools, local amenities and transport links and simply must be viewed to appreciate the style on offer.

The property comprises briefly; A welcoming entrance to the living room. The living room has a door providing access to the kitchen. The kitchen has doors providing access to the rear yard and to the stairway leading to the first floor. To the first floor of the property: there is a landing with doors leading to two bedrooms and a three piece shower room. Externally, to the rear of the property there is a beautiful enclosed paved garden.

Viewings can be arranged by calling our Rochdale team, at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.

Market Street, Rochdale, OL12 8JW

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■ End-Terrace Property

■ Fitted Kitchen

■ Enclosed Rear Yard

■ Two Bedrooms

■ Shower Room

■ Ideal First Time Buy

■ Beautifully Presented

■ Spacious Lounge

■ Must Be Viewed

Ground Floor

Entrance

UPVC double glazed door leads to the lounge.

Lounge

15'3 x 14'9 (4.65m x 4.50m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, television point, built in storage cupboards, electric fire, laminate flooring, door leading to the kitchen.

Kitchen

14' x 8'5 (4.27m x 2.57m)

UPVC double glazed window, central heating radiator, a range of black gloss wall and base units, laminate worktops with chopping board, stainless steel splashback, stainless steel sink, drainer and mixer tap, integrated electric fan oven and gas hob, extractor hood, plumbing for washing machine and vented tumble dryer, space for fridge freezer, spotlights, tiled flooring and doors lead to stairs to the first floor and a UPVC double glazed door leads to the rear yard. The kitchen has ample plug sockets with USB points. Feature ceiling downlighting and under counter lighting.

First Floor

Landing

9'11 x 6' (3.02m x 1.83m)

Loft access with drop down ladders, central heating radiator, mains smoke alarm, storage cupboard and doors lead to the shower room and to two bedrooms.

Bedroom One

15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed window, television point, central heating radiator and laminate flooring.

Bedroom Two

11'1 x 8'10 (3.38m x 2.69m)

UPVC double glazed window, central heating radiator, fitted storage cupboard housing central heating boiler, television point and laminate flooring.

Shower Room

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed frosted window, Bluetooth compatible LED illuminated bathroom mirror, central heated towel rail. A three-piece suite comprising of duel flush WC, vanity top wash basin with waterfall mixer tap, walk in shower enclosure with mains feed over head shower. Spotlights to ceiling, tiled flooring, fitted storage cupboard, part tiled elevations and extractor fan.

External

Front

On street parking.

Side

On street parking.

Rear

Enclosed rear yard, outside water tap, secure gate for access.

Agents Notes

Smart meter installed.

A photograph of a bedroom featuring a bed with a grey duvet, a wall-mounted television, and a window with a plant box.

A photograph of a lush rear garden with a patio area, outdoor furniture, and a large umbrella.

A photograph of a lounge with two grey sofas, a central fireplace, and a television on a stand.

A photograph of a modern kitchen with black gloss cabinets, a white countertop, and a stainless steel sink.

A photograph of a kitchen with black gloss cabinets, a white countertop, and a stainless steel sink.

A photograph of a bathroom with white fixtures, a mirror, and a window with plants.

A photograph of a bathroom with white fixtures, a mirror, and a window with plants.

A photograph of a lounge with two grey sofas, a central fireplace, and a television on a stand.

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