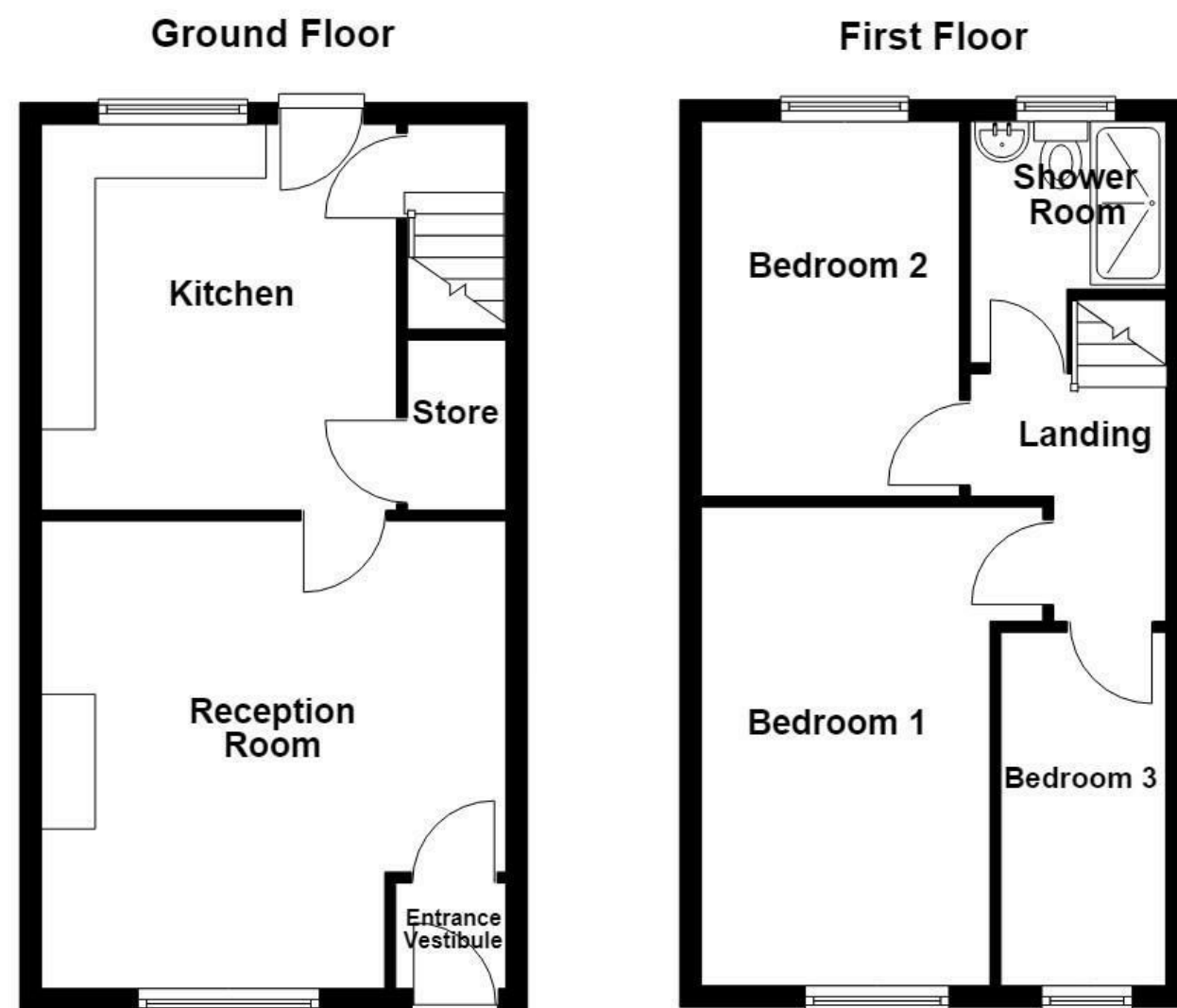




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Charles Whittaker Street, Rochdale, OL12 7QH

£220,000

Nestled on Charles Whittaker Street in the vibrant town of Rochdale, this charming three-bedroom end terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining guests.

The three bedrooms are ideal for families or those seeking extra space for a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking, a valuable asset in today's busy world, allowing for hassle-free parking right at your doorstep. The location is particularly advantageous, with good transport links nearby, making commuting and travel straightforward.

This delightful home is situated in a convenient area, close to local amenities, schools, and parks, making it perfect for those looking to settle in a friendly community. With its appealing features and prime location, this property is not to be missed. Whether you are a first-time buyer or looking for a family home, this house offers a wonderful opportunity to create lasting memories.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Charles Whittaker Street, Rochdale, OL12 7QH

£220,000

 3  1  1  C

- Delightful Three-Bedroom End-Terraced Home
 - Three Versatile Bedrooms
 - Off-Road Parking
 - Tenure - Leasehold
- Ideal First-Time Buyer Opportunity
 - Excellent Transport Links Nearby
 - EPC Rating - C
- Well-Proportioned Reception Room
 - Convenient Location
 - Council Tax Band - B

Ground Floor

Reception Room

14'3 x 14'1 (4.34m x 4.29m)

UPVC double glazed window, central heating radiator, laminate flooring, door leading to kitchen.

Kitchen

11'9 x 10'10 (3.58m x 3.30m)

UPVC double glazed window, central heating radiator, panelled wall and base units with laminate surfaces, tiled splashbacks, one and a half sink with drainer and mixer tap, integrated oven and induction hob, integrated extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, spotlights, vinyl flooring, doors leading to stairs and storage, UPVC door to rear.

First Floor

Bedroom One

11'6 x 8'4 (3.51m x 2.54m)

UPVC double glazed window, central heating radiator.

Bedroom Two

14'7 x 8'10 (4.45m x 2.69m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bedroom Three

10'9 x 5'1 (3.28m x 1.55m)

UPVC double glazed window, central heating radiator.

Shower Room

7'4 x 6'3 (2.24m x 1.91m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed walk in rainfall shower with rinsehead, tiled elevations, extractor fan, illuminated mirror, tiled flooring.

External

Front

Stone chippings, driveway.

Rear

Decking area, enclosed, paved area.



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