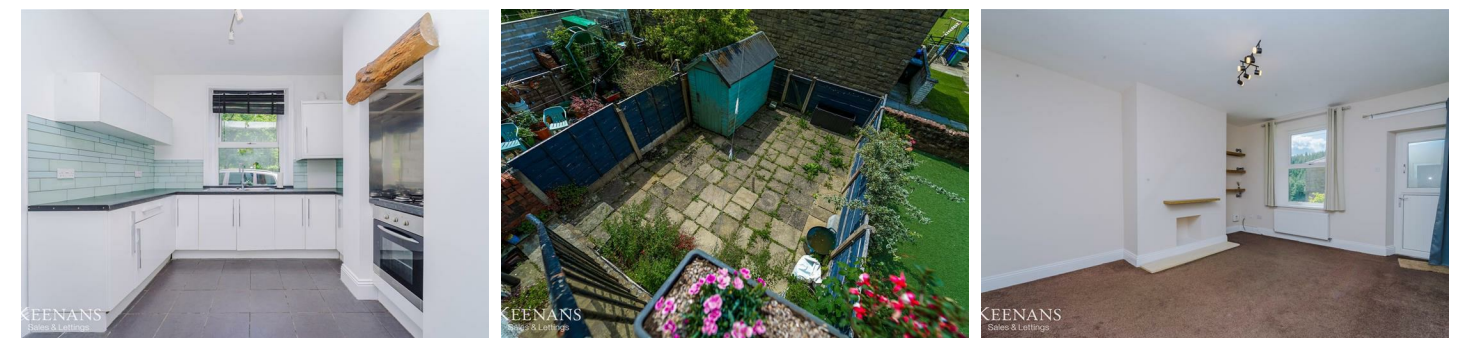




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Market Street, Whitworth, OL12 8NA

Offers Over £150,000

AN OUTSTANDING MID TERRACED PROPERTY WITH ENVIABLE VIEWS

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms, modern fixtures and fittings and enviable views, this outstanding mid terraced property is being proudly welcomed to the market in the desirable location of Whitworth. With added cellar, two double bedrooms and no chain delay, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Bacup, Rossendale, and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, and houses a staircase to the first floor. The reception room leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern bathroom. Externally, there is an enclosed tiered yard to the rear.

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

Market Street, Whitworth, OL12 8NA

Offers Over £150,000

 **2**  **1**  **1**  **C**

- Immaculate Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 3'2 (1.04m x 0.97m)

UPVC double glazed frosted front door, tiled flooring and hardwood single glazed frosted door to hall.

Hall

11'8 x 3'2 (3.56m x 0.97m)

Central heating radiator, tiled flooring, hardwood single glazed doors to reception room, kitchen and stairs to first floor.

Kitchen/Dining Area

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, integrated boiler, tiled flooring and door to stairs to lower ground floor.

Reception Room

14'9 x 13'11 (4.50m x 4.24m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

14'8 x 13'11 (4.47m x 4.24m)

First Floor

Landing

13'11 x 4'9 (4.24m x 1.45m)

Fitted storage, loft access, hardwood doors leading to two bedrooms and bathroom.

Bedroom One

13'11 x 11'10 (4.24m x 3.61m)

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

Bedroom Two

12'10 x 8'5 (3.91m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

12'10 x 5'0 (3.91m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, PVC to ceiling, extractor fan and tiled effect vinyl flooring.

External

Rear

Tiered yard.



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