

## Great Howarth, Whitworth, OL12 9HD

**£90,000**

**\*\* CASH BUYERS ONLY \*\*TWO BEDROOMED FIRST FLOOR FLAT WITH NO CHAIN DELAY!\***

Keenans Estate Agents are delighted to introduce this well presented first floor flat to the market with no chain delay! Situated within the well sought after area of Great Howarth, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation throughout, this property is well suited for professional couples, investors or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway providing access to the contemporary fitted kitchen, lounge, three piece shower room suite, two spacious bedrooms and a storage cupboard.

Externally the property boasts communal gardens, access to the garage and offers space for off road parking.

Viewings are essential, for any further information or to arrange a viewing, please call the team on 01706 396140.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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.

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 2  1  1  C

- First Floor Flat
- Garage
- EPC Rating - C
- Tenure: Freehold
- Two Bedrooms
- Viewings Are Essential
- Off Road Parking
- Contemporary Fitted Kitchen

## First Floor

**Entrance Hallway**  
17'7 x 3'7 (5.36m x 1.09m)

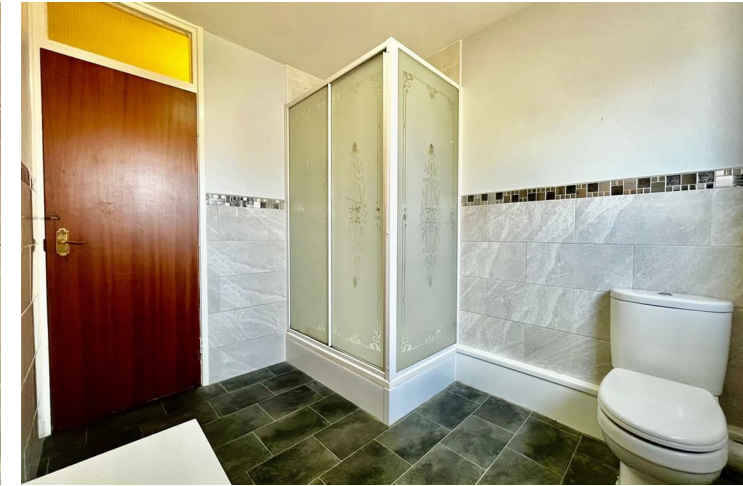
**Lounge**  
14'4 x 13'1 (4.37m x 3.99m)

**Kitchen**  
13'1 x 9'10 (3.99m x 3.00m)

**Bedroom One**  
9'9 x 13'1 (2.97m x 3.99m)

**Bedroom Two**  
10'6 x 9'3 (3.20m x 2.82m)

**Bathroom**  
6'10" x 9'2" (2.1 x 2.8)



Tel: 01706396140

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)