



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	77	82
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.

## Kandel Place, Whitworth, OL12 8RF

### Offers Over £180,000

AN IDYLIC, FULLY UPDATED FAMILY HOME

Having been presented and updated to the highest standard throughout with stylish interiors, modern fixtures and fittings and not being overlooked, this enviable three bedroom end terraced property is being proudly welcomed to the market in the idyllic location of Whitworth. With three generously sized bedrooms, open plan kitchen diner and beautifully landscaped gardens, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bacup, Rossendale, Rochdale and major motorway links. With stream views to the front, communal car park and having been beautifully maintained, this property is truly not to be missed!

The property comprises briefly: a welcoming and spacious reception room guides you through to a contemporary fitted kitchen diner and WC, as well as housing a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with artificial lawn and paving. To the front there is a laid to lawn garden with paving and access on to a communal car park with allocated off road parking.

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



Kandel Place, Whitworth, OL12 8RF  
Offers Over £180,000

 3  1  1  C

- Beautifully Presented End Terrace Property
  - Contemporary Fitted Dining Kitchen
  - Allocated Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Move-in Ready
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Low Maintenance Rear Garden
  - Council Tax Band B

Ground Floor

Reception Room

18'1 x 11'11 (5.51m x 3.63m)  
Composite front door, UPVC double glazed window, central heating radiator, wood panelled elevations, television point, oak doors leading to WC, kitchen/dining area and stairs to first floor.

WC

5'8 x 3'3 (1.73m x 0.99m)  
Dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Kitchen/Dining Area

18'1 x 9'6 (5.51m x 2.90m )  
UPVC double glazed window, central heating radiator, range of matte wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, under unit lighting, Pro boiler, spotlights, smoke detector, under stairs storage and tiled flooring.

First Floor

Landing

8'3 x 7'11 (2.51m x 2.41m)  
Loft access, smoke detector, pendant lighting, oak doors leading to three bedrooms and bathroom.

Bedroom One

9'11 x 9'9 (3.02m x 2.97m)  
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)  
UPVC double glazed window, central heating radiator and television point.

Bedroom Three

8'6 x 5'6 (2.59m x 1.68m )  
UPVC double glazed window, central heating radiator and television point.

Bathroom

7'11 x 6'0 (2.41m x 1.83m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations, spotlights and tiled effect vinyl flooring.

External

Rear

Enclosed garden with artificial lawn, slate chippings and paving.

Front

Laid to lawn garden with paving and access to communal carpark.



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