

curtis law

ESTATE AGENTS



Market Street, Whitworth

*** STONE BUILT MID TERRACE PROPERTY WITH NO ONWARD CHAIN ***

Nestled in a sought-after residential area in Whitworth, this charming stone-built terraced home spans four impressively spacious floors, offering both character and incredible potential. While the property requires full renovation and modernization, it presents a rare opportunity for investors or homeowners looking to create a personalised forever home.

The main floors welcomes you with an inviting living room and large kitchen and dining area complete with a balcony overlooking scenic views. Upstairs, there are two double bedrooms complemented by an impressive, four piece bathroom suite, ready to be updated to modern standards.

The basement and sub-basement levels add an exciting layer of versatility, featuring three adaptable rooms that could serve as additional bedrooms, a home office, or creative spaces, while still offering ample storage solutions. With plenty of room for customisation and improvement, this property is an ideal project to craft a unique and rewarding family home, tailored to individual tastes.

The area offers convenient access to a variety of local amenities, including shops, convenience stores, cafes, and reputable schools. Excellent transport links also make it easy to reach nearby towns such as Rochdale, Accrington, Haslingden, and Bacup.

Ideal for rental investors or anyone eager for a new project, this home offers outstanding potential to be transformed into a beautiful family residence.

- Mid-Terrace Home
- Over Four Floors
- Perfect First-Time Buy Or Downsize
- No Chain Delay
- On Street Parking
- Council Tax Band A
- In Need Of Renovation
- Ideal Investment Opportunity
- Leasehold

Offers over £120,000

Market Street, Whitworth

Sub-Basement

Room One

16'5" x 12'1" (5.02m x 3.70m)

UPVC door to rear, ceiling light fitting, fireplace point, access to storage.

Basement

Room Two

15'1" x 12'2" (4.60m x 3.72m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace point, stairs to sub-basement, carpeted flooring.

Room Three

12'1" x 8'11" (3.70m x 2.72m)

Gas and electric meters.

Ground Floor

Entrance Vestibule

3'5" x 2'11" (1.06m x 0.90m)

UPVC front door to vestibule, ceiling light fitting, coving to ceiling, hardwood single glazed frosted windows and door to living room, carpeted flooring.

Living Room

14'7" x 12'9" (4.46m x 3.89m)

UPVC double glazed window, ceiling light fitting, two central heating radiators, coving to ceiling, fireplace point, door to hall which accesses stairs and kitchen/diner, carpeted flooring.

Hall

2'11" x 2'5" (0.91m x 0.76m)

Doors to living room and kitchen/ dining area, stairs to first floor, laminate flooring.

Kitchen/ Dining Area

15'7" x 14'7" (4.75m x 4.46m)

Two uPVC double glazed windows, uPVC door to balcony, a range of laminate wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel double bowl sinks with mixer tap, integrated four ring gas hob and extractor hood, integrated double oven in eye level unit, space for fridge freezer, plumbing for washing machine, breakfast bar, ceiling light fitting, two central heating radiators, door to stairs leading down to basement, laminate flooring.

First Floor



Landing

10'11" x 5'10" (3.34m x 1.79m)

Ceiling light fitting, central heating radiator, doors to two double bedrooms, a four piece bathroom suite and storage cupboard, carpeted flooring.

Bedroom One

14'8" x 12'9" (4.49m x 3.89m)

UPVC double glazed window, ceiling light fitting, built in storage.

Bedroom Two

12'3" x 9'10" (3.74m x 3.02m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, scenic views of surrounding countryside.

Bathroom

12'3" x 3'11" (3.74m x 1.20m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap, panel bath, fully enclosed electric feed shower cubicle, full tiled elevations, ceiling light fitting, central heating radiator, extractor fan, vinyl flooring.

External

Front

On street parking.

Rear

Open laid to lawn garden.

Agents Notes

Tenure: Leasehold, 833 years remaining

Council Tax Band: A - Rossendale Borough Council

Property Type: Mid- terrace

Property Construction: Stone

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Unknown

Sewerage: Mains

Heating: Gas / Mains

Broadband: BT

Mobile Signal: Good

Parking: On street

Building Safety: No

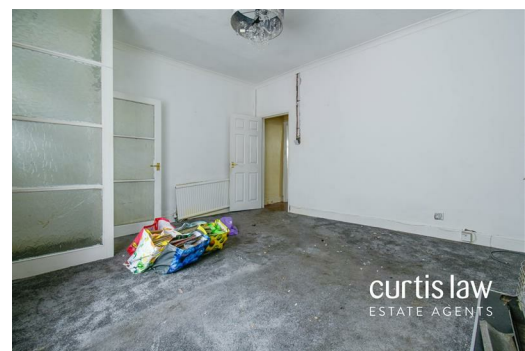
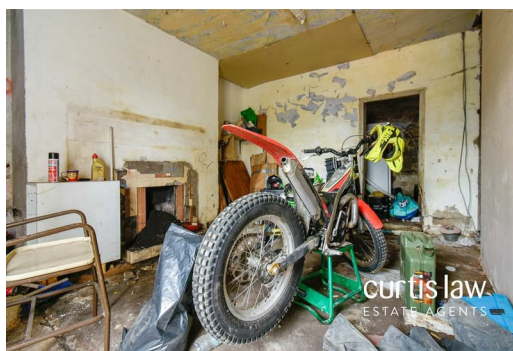
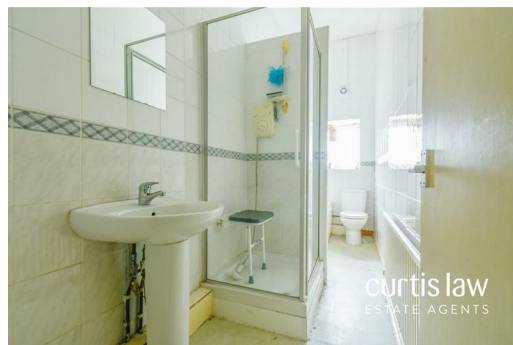
Rights & Restrictions: No

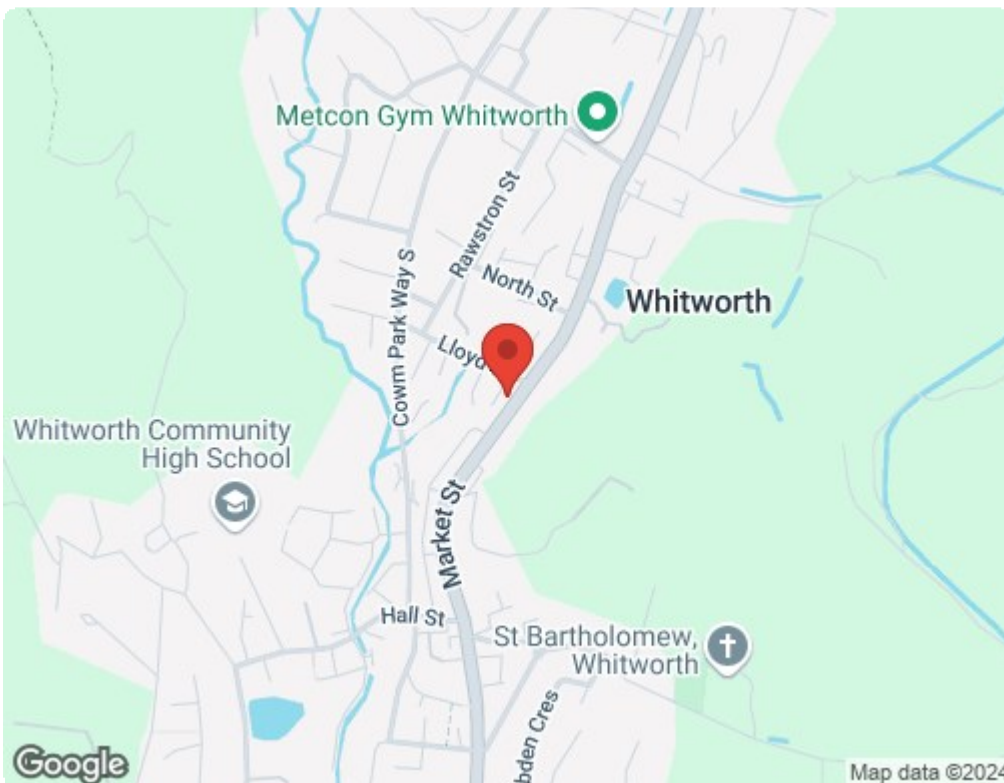
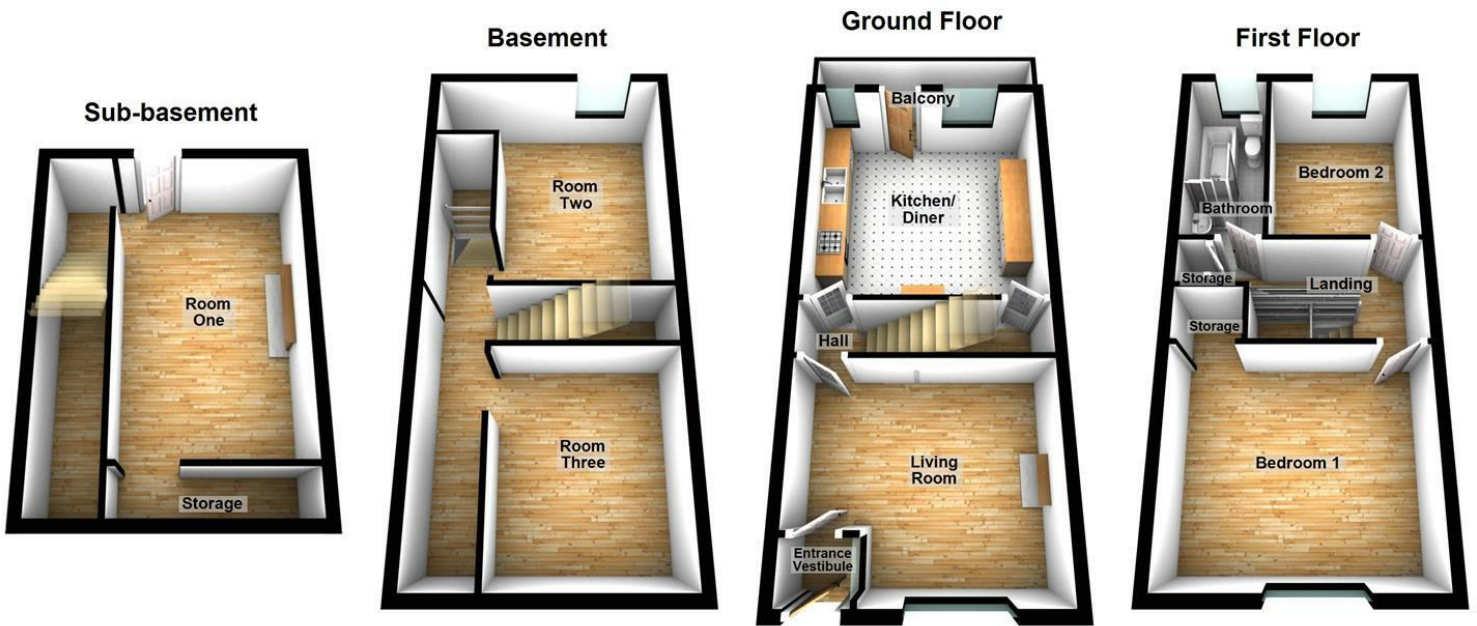
Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

Coalfield & Mining Area: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		