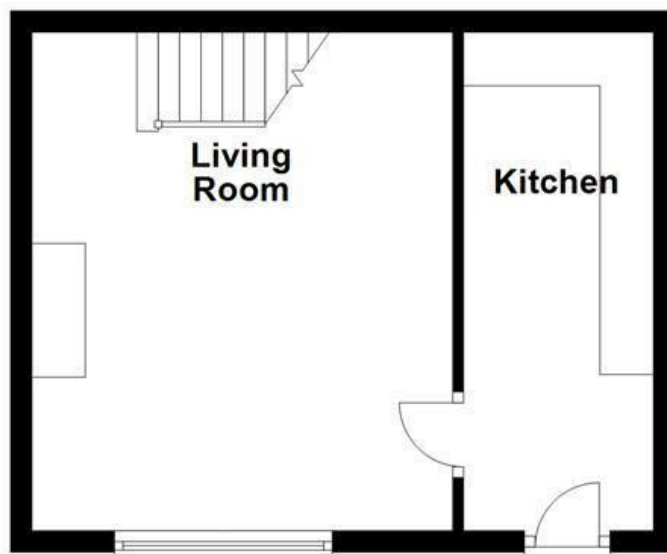
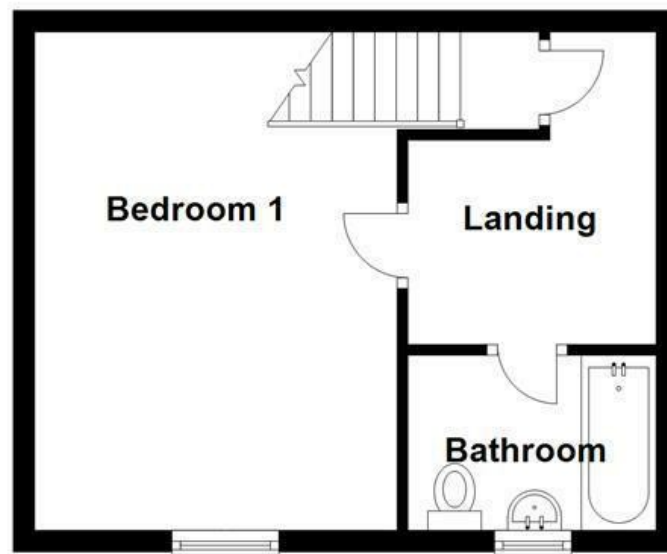


**Ground Floor**  
Approx. 27.1 sq. metres (291.6 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (291.6 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Market Street, Whitworth, OL12 8RU

### Offers Over £90,000

THE PERFECT FIRST TIME HOME IN WHITWORTH

Keenans are proud to bring to the market this bright home in a popular area of Whitworth. Boasting bright interiors with a fitted kitchen, a spacious living room, a good sized bedroom and a three piece bathroom suite. The property is situated just a short distance to local amenities, close to well regarded schools and has easy access to major commuter routes to Ramsbottom, Rawtenstall and Manchester. The property is ideally suited for a first time buyer, rental investment or a couple.

The property comprises briefly, to the ground floor; entrance to the kitchen which has a door leading to the living room. The living room has stairs providing access to the first floor. The first floor leads to the bedroom which has doors providing access to the landing. The landing has a door leading to the three piece bathroom suite.

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 8RU

## Offers Over £90,000



- Tenure Freehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band A
- One Spacious Bedroom Mid Terraced Property
- Ideal Investment Opportunity
- EPC TBC
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a wood front door to kitchen.

#### Kitchen

15'3 x 5'10 (4.65m x 1.78m)

Central heating radiator, a range of wall and base units, laminate work top, stainless steel one and a half sink with drainer and mixer tap, double oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, part tiled elevation, tiled floor, coving, door to living room and boiler.

#### Living Room

15'4 x 12'11 (4.67m x 3.94m)

UPVC double glazed window, central heating radiator, open fire, stairs to first floor, television point and coving.

### First Floor

#### Bedroom

15'5 x 15'3 (4.70m x 4.65m)

UPVC double glazed window, central heating radiator, coving and doors to landing.

#### Landing

9'5 x 8' (2.87m x 2.44m)

Central heating radiator, access to attic and door to bathroom.

#### Bathroom

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead electric feed shower, part tiled elevation, tiled floor and coving.



Tel: 01706396140

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