



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

Hall Fold, Whitworth, OL12 8TT

Offers Over £150,000

A FANTASTIC INVESTMENT OPPORTUNITY

Keenans are delighted to bring this two bedroom terraced home to the property market! Boasting a spacious living room, a bright fitted kitchen, two good sized bedrooms and three piece bathroom, the property is situated in Whitworth, just a short drive to the town centre of Rochdale where there are an abundance of shops and eateries. It is also within close proximity of well regarded schools, close to local amenities and isn't far from bus routes and major commuter links.

The property briefly comprises; entrance into the porch providing access to the reception room. The reception room leads to the kitchen and stairs to the first floor. The kitchen contains access to the rear exterior. The first floor has two bedrooms and a bathroom. The front exterior is an enclosed garden with paved patio.

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

Hall Fold, Whitworth, OL12 8TT

Offers Over £150,000



- Mid Terraced Property
- Spacious Rooms
- Investment Opportunity
- Detached Garage
- Two Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom
- Ideal First Home
- Council Tax Band A

Ground Floor

Entrance Porch

5'4 x 4'7 (1.63m x 1.40m)

Composite double glazed front door, hardwood double glazed window, exposed brick walls and door leading to reception room.

Reception Room

15'3 x 14'2 (4.65m x 4.32m)

Hardwood double glazed window, central heating radiator, cast iron fire, exposed beams, smoke detector, television point, door leading to kitchen and stairs to first floor.

Kitchen

14'2 x 8'2 (4.32m x 2.49m)

Hardwood double glazed window, central heating radiator, mix of wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer, integrated oven, induction hob, and extractor hood, plumbing for washing machine, boiler, tile flooring and door leading to rear.

First Floor

Landing

7 x 6'7 (2.13m x 2.01m)

Smoke detector, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 4'11 (2.26m x 1.50m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, wood panel corner bath with mixer tap and rinse head, low base WC, extractor fan, spotlights, fully tiled and tile flooring.

Exterior

Front

Laid to lawn garden and paved patio.

