



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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

Brenbar Crescent, Whitworth, OL12 8BB

£325,000

UNIQUE, WELL MAINTAINED THREE BEDROOM BUNGALOW

Nestled in the heart of a popular and family-friendly area on the outskirts of Whitworth, this three bedroom, home is being welcomed to the property market. With two reception rooms and three spacious bedrooms, this property would be ideally suited for a family looking for a property they can put their personal stamp on to make it their dream home. Access to local amenities, schools and commuter access into Rochdale, Bury and Burnley.

The property briefly comprises; entrance into the hallway providing access to the first reception room, bathroom, kitchen and stairs to the first floor. The kitchen contains access to the first reception room, second reception room and rear exterior. The second reception room leads to the first bedroom and a hallway which leads to a spacious garage. To the first floor there are two bedrooms. The rear exterior has paved patio, laid to lawn garden, bedding areas, mature shrubs and trees and a shed. The front has laid to lawn garden, a large driveway for off road parking and access to a double garage.

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

Brenbar Crescent, Whitworth, OL12 8BB

£325,000



- Well Presented Detached Bungalow
- Abundance of Indoor and Outdoor Space
- Gardens to Front and Rear
- EPC Rating: D
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Double Garage
- Council Tax Band D

Ground Floor

Entrance Hall

13'1 x 5'10 (3.99m x 1.78m)

Hardwood double glazed front door, hardwood double glazed window, central heating radiator, exposed beams, spotlights, stairs to first floor and doors leading to reception room, kitchen and bathroom.

Reception Room One

20'11 x 14'5 (6.38m x 4.39m)

Two hardwood double glazed windows, two central heating radiators, coving, two ceiling rose, cast iron fire and door leading to kitchen.

Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Hardwood double glazed window, central heating radiator, vanity top wash basin with traditional taps, low base WC, PVC panel corner bath with mixer tap and rinse head, fully tiled, spotlights and tile flooring.

Kitchen

12'9 x 12'6 (3.89m x 3.81m)

Hardwood double glazed window, hardwood single glazed window, central heating radiator, mix of wall and base units, one and a half bowl stainless steel sink and drainer with mixer tap, integrated high rise double oven, induction hob and extractor hood, part tiled, wood effect flooring, doors leading to reception room two and rear.

Reception Room Two

18'6 x 11'1 (5.64m x 3.38m)

Three hardwood double glazed windows, two central heating radiators, ceiling fan, smoke detector, exposed beams, exposed brick, doors leading to bedroom one and inner hall.

Bedroom One

16'3 x 10'9 (4.95m x 3.28m)

Hardwood double glazed window, central heating radiator, coving, spotlights and door leading en suite.

En Suite

7 x 5'1 (2.13m x 1.55m)

Central heating towel rail, dual flush WC, vanity top wash basin with traditional taps, direct feed shower, fully tiled, extractor fan and tile flooring.

Inner Hall

4'6 x 3'5 (1.37m x 1.04m)

Door leading to garage.

Garage

19'3 x 18'8 (5.87m x 5.69m)

Hardwood single glazed window, plumbing for washing machine, boiler and space for fridge freezer.

First Floor

Landing

4'4 x 4'1 (1.32m x 1.24m)

Smoke detector, spotlights, doors leading to bedroom two and bedroom three.

Bedroom Two

13 x 9'11 (3.96m x 3.02m)

Hardwood double glazed window, central heating radiator and storage cupboard.

Bedroom Three

10 x 8'5 (3.05m x 2.57m)

Hardwood double glazed window, central heating radiator and storage cupboard.

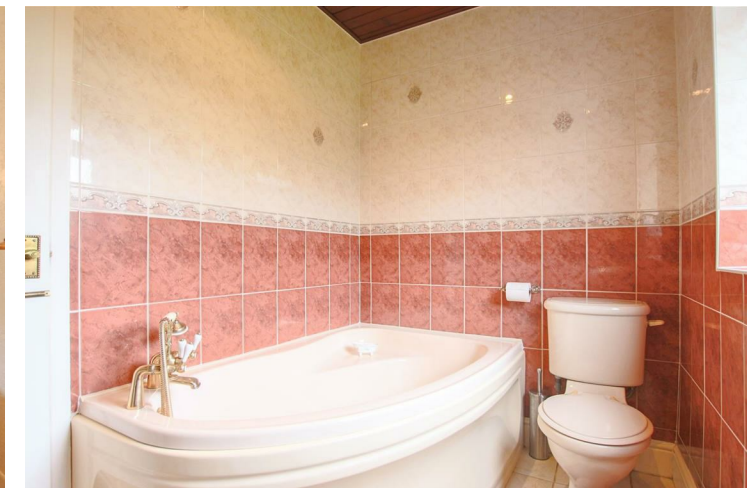
Exterior

Rear

Laid to lawn garden, paved patio, beddings areas, mature shrubs, trees and shed.

Front

Laid to lawn garden, paved patio and off road parking.



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