



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			84
(81-91) B		72	
(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	

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## Oakenshaw View, Whitworth, OL12 8SP

### £240,000

A SPACIOUS THREE BEDROOM MID TERRACED HOME WITH OFF ROAD PARKING

We are proud to welcome this superb three bedroom home in Whitworth to the market. Boasting well-proportioned bedrooms, ample storage throughout, neutral decoration, contemporary style kitchen and bathroom, and off road parking leading to a garage. Situated in the sought after area of Whitworth, this property would be perfect for a growing family looking for a fantastic home.

Comprising briefly; entrance via the front door to a welcoming porch. The porch leads to a bright and spacious reception room which gives access to the first floor and kitchen/dining area. The kitchen/dining area has a door leading to an integral garage and a door to the rear of the property. To the first floor you will find a generous landing which has doors to three double bedrooms, a four piece bathroom suite, and two storage cupboards. Externally, to the front there is a laid to lawn garden with a block paved driveway leading to the garage. To the rear, there is an enclosed garden with artificial lawn, patio area, raised beds and mature shrubbery.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Oakenshaw View, Whitworth, OL12 8SP

£240,000



- Well Presented Mid Terraced Property
- Contemporary Fitted Kitchen
- Driveway and Integral Garage
- EPC Rating C
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Four Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Porch

3'5 x 3'3 (1.04m x 0.99m )

UPVC double glazed front door, UPVC double glazed window, spotlights and door to reception room.

### Reception Room

17'8 x 11'7 (5.38m x 3.53m )

UPVC double glazed window, two central heating radiators, coving, gas fire with wooden mantle, television point, two feature wall lights, wood effect laminate flooring, stairs to first floor and door to kitchen/dining area.

### Kitchen/Dining Area

15'11 x 10 (4.85m x 3.05m)

UPVC double glazed window, central heating radiator, range of wall and base units, granite effect worktops, under-counter lighting, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, tiled splashbacks, integrated fridge freezer, space for dishwasher, coving, part wood effect laminate flooring, part tiled flooring, door to garage and UPVC double glazed door to rear.

### Garage

17'6 x 8'8 (5.33m x 2.64m)

Power, lighting, up and over garage door and door to rear porch.

## First Floor

### Landing

9'10 x 6'8 (3.00m x 2.03m)

Central heating radiator, coving, loft access, doors leading to three bedrooms, bathroom and two storage cupboards.

### Bedroom One

14'4 x 11'8 (4.37m x 3.56m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobes.

### Bedroom Two

10 x 9'11 (3.05m x 3.02m )

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

### Bedroom Three

10'4 x 7'8 (3.15m x 2.34m)

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

### Bathroom

9'8 x 6'7 (2.95m x 2.01m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed with steam feature, panel bath with mixer tap and rinse head, tiled elevations and wood effect laminate flooring.

## Exterior

## Rear

Artificial lawn, patio area and raised beds.

## Front

Laid to lawn garden, block paved driveway and access to garage.



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