



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Spring Bank, Whitworth, OL12 8QU

### Offers Over £365,000

AN IMPRESSIVE QUASI SEMI DETACHED FAMILY HOME

This four bedroom quasi semi detached family home, bursting with character is being proudly welcomed to the market in the sought after area of Whitworth. This hidden gem is conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking for a long term home. Properties in this area rarely come on the market so this is definitely not one to be missed! The property boasts spacious, well proportioned interiors, original features and is surrounded by beautiful countryside views.

Comprising briefly, to the ground floor; entrance via the hallway which has doors leading to the kitchen/dining room, reception rooms one and two, a door to stairs to the cellar and stairs to the first floor. The kitchen has access to the rear porch which leads out to the rear courtyard. To the first floor is a bright, spacious landing with an exquisite feature window, the landing has doors leading to all four, double sized bedrooms and a newly fitted family bathroom. The main bedroom has access to a newly fitted en suite. Externally, to the rear is an enclosed courtyard area. To the front is an elevated, laid to lawn garden area with a flagged patio which leads you directly to the front entrance. The property enjoys superb views across moor and farm land.

For further information, or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea



# Spring Bank, Whitworth, OL12 8QU

## Offers Over £365,000



- Impressive Quasi Semi Detached Property
- Contemporary Fitted Kitchen
- Surrounding Countryside Views
- EPC Rating TBC
- Four Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Spacious Interiors
- Council Tax Band D

### Ground Floor

#### Entrance Porch

6'11 x 4'1 (2.11m x 1.24m )

Hardwood double glazed front door, period tiled flooring and internal glazed door to hall.

#### Hall

26'2 x 6'10 (7.98m x 2.08m)

Central heating radiator, smoke detector, coving, wood effect laminate flooring, doors leading to kitchen/dining area, two reception rooms, door to stairs to cellar and stairs to first floor.

#### Reception Room One

14'11 x 13'4 (4.55m x 4.06m )

UPVC double glazed window, central heating radiator, ceiling rose, picture rail and gas fire with ornate surround.

#### Reception Room Two

14'1 x 13'2 (4.29m x 4.01m )

UPVC double glazed window, central heating radiator, multifuel stove and original built-in cupboards.

#### Dining Room

13'4 x 11'7 (4.06m x 3.53m)

UPVC double glazed window, central heating radiator, picture rail, original built-in cupboards, wood effect laminate flooring and open to kitchen.

#### Kitchen

15'10 x 12'1 (4.83m x 3.68m )

UPVC double glazed window, mix of solid wood wall and base units, oak worktops, one and a half bowl ceramic sink and drainer with mixer tap, integrated high rise double oven, five ring gas hob, tiled splashbacks, space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring and door to rear porch.

#### Rear Porch

6'10 x 2'9 (2.08m x 0.84m)

UPVC double glazed window tiled flooring, Belfast sink and door to rear.

### Lower Ground Floor

#### Cellar

22'1 x 12'1 (6.73m x 3.68m )

Split into two rooms, storage, electric sockets and laminate flooring.

### First Floor

#### Landing

Feature arch window, smoke detector, access to partially boarded loft, doors leading to four bedrooms and bathroom.

#### Bedroom One

15'4 x 14'7 (4.67m x 4.45m )

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

9'3 x 3'9 (2.82m x 1.14m)

Double direct feed shower with rinse head, wall mounted wash basin with mixer tap, dual flush WC, fully tiled elevations, PVC ceiling, spotlights and tiled flooring with underfloor heating.

#### Bedroom Two

15'2 x 14'10 (4.62m x 4.52m)

UPVC double glazed window, central heating radiator and original fireplace with tiled surround.

#### Bedroom Three

16'4 x 12'10 (4.98m x 3.91m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Four

14'7 x 12'2 (4.45m x 3.71m )

UPVC double glazed window and central heating radiator.

### Bathroom

9 x 6'8 (2.74m x 2.03m )

UPVC double glazed frosted window, central heated towel rail, freestanding roll top clawfoot bath with mixer tap, dual flush WC, vanity top wash basin with traditional taps, part tiled elevations and LVT flooring.

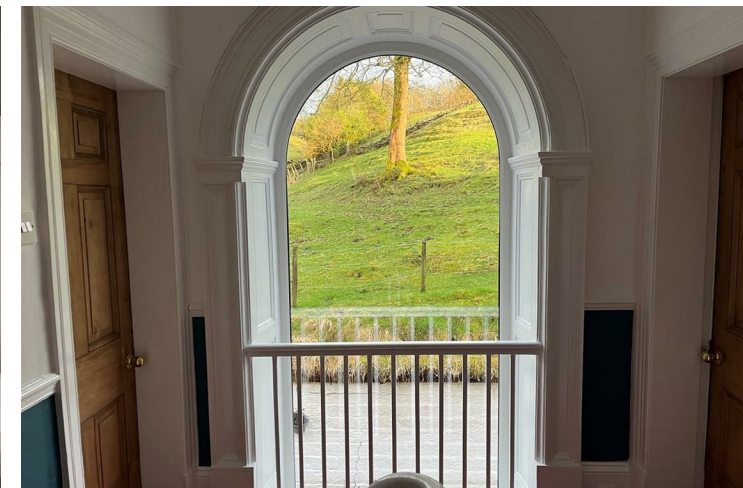
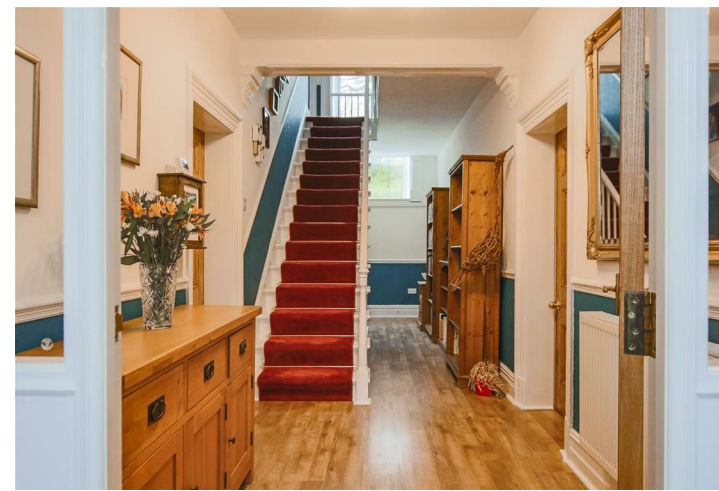
### Exterior

#### Rear

Enclosed courtyard and stone storage shed.

#### Front

Laid to lawn garden area with a flagged patio.



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