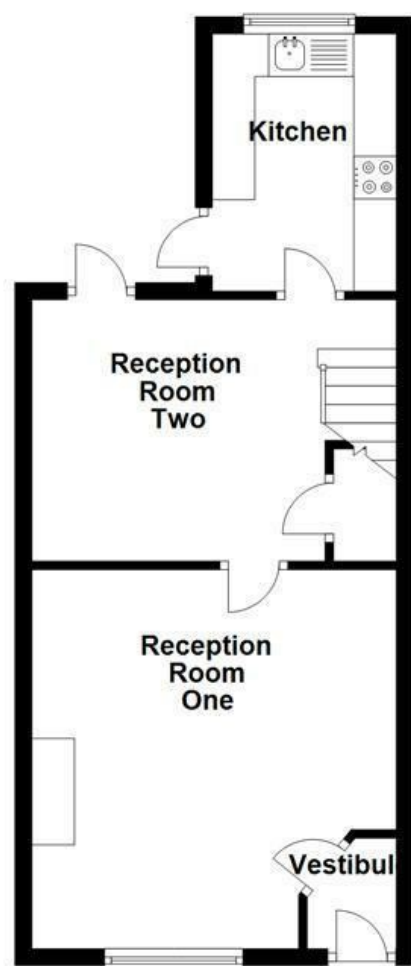
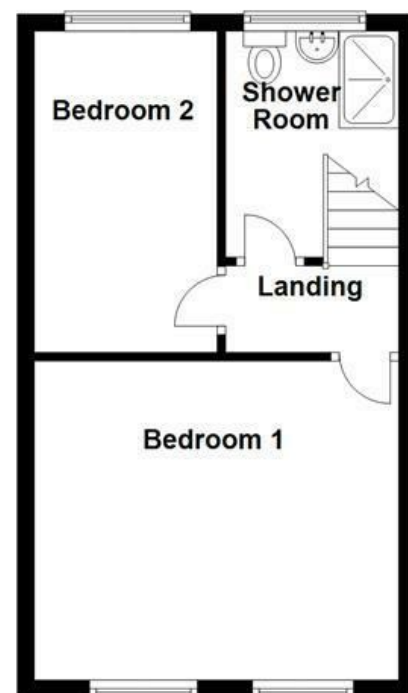


Ground Floor



First Floor



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			79
(69-80) C			
(55-68) D		49	
(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.

## Bar Terrace, Whitworth, OL12 8TB

### £135,000

A PERFECT INVESTMENT OPPORTUNITY - WITH NO CHAIN DELAY!

This two-bedroom property is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the vestibule which leads directly into the reception room which flows into the kitchen. The kitchen has a door to the rear and stairs to the first floor. To the first floor is a landing to two bedrooms and a bathroom. Externally, to the rear is an enclosed garden and to the front is an elevated garden area with a flagged pathway to the entrance doorway.

For further information or to arrange a viewing please contact our Rochdale team 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

# Bar Terrace, Whitworth, OL12 8TB

£135,000



- Tenure Rentcharge
- On Street Parking
- Two Bedroom Mid terraced Property
- Close Proximity To Major Commuter Routes
- Council Tax Band A
- No Chain Delay
- Enclosed Garden To The Rear And Elevated Garden To the Front With Path To Entrance Doorway.
- EPC Rating E
- Ideal Rental Investment With Viewing Essential
- Easy Access To Local Communities

## Ground Floor

### Entrance

Via a UPVC door to vestibule.

### Vestibule

4'3 x 3'5 (1.30m x 1.04m)

Door to reception room one.

### Reception Room One

14'7 x 14'1 (4.45m x 4.29m)

UPVC Double glazed window, central heating radiator, back boiler and door to reception room two.

### Reception Room Two

14'5 x 10'1 (4.39m x 3.07m)

UPVC double glazed door to rear, central heating radiator and door to kitchen.

### Kitchen

9'11 x 7'1 (3.02m x 2.16m)

UPVC double glazed window, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, laminate flooring and door to rear.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

15'3 x 12'7 (4.65m x 3.84m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

12'5 x 7'1 (3.78m x 2.16m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush W/C, double electric feed shower and part tiled elevation.

## External

### Rear

Enclosed paved yard.

### Front

Enclosed elevated garden.



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