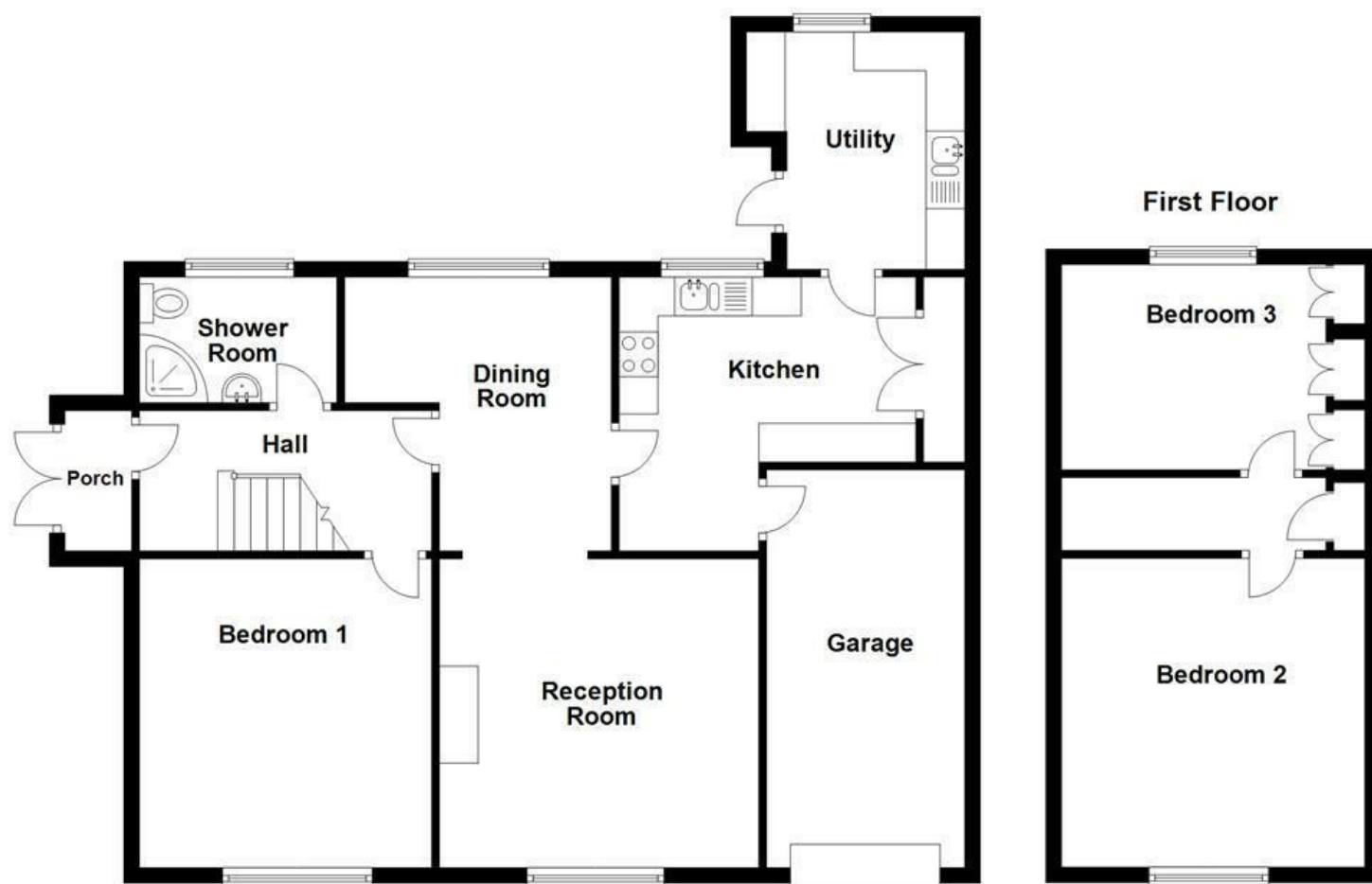


Ground Floor



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		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.

Sandbank Gardens, Whitworth, OL12 8BH

£270,000

BEAUTIFULLY PRESENTED LINK-DETACHED BUNGALOW FAMILY HOME

Keenans are delighted to present this three bedroom link detached bungalow to the market in the sought after area of Whitworth. The property is bursting with character and is a welcoming home with spacious interiors throughout, a beautifully maintained rear garden, off road parking and access to an integral garage. This property is perfect for a couple or small/growing family looking to put their personal stamp on a long term home. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes.

Comprising briefly, to the ground floor; entrance via the porch which leads directly into the hallway. The hallway has doors to a bedroom, shower room and door to the reception room. The reception room is open to the dining room and has a door to the kitchen which flows internally to the utility and the garage. To the first floor is a landing to two bedrooms. Externally, to the rear is an enclosed garden with laid to lawn, paved patio and bedding areas. To the front is a laid to lawn garden with bedding area and driveway leading to integral garage.

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 platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Sandbank Gardens, Whitworth, OL12 8BH

£270,000



- Spacious Link Detached Bungalow
- Bursting with Character
- Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Added Utility
- Tenure Freehold
- Three Piece Shower Room
- Beautifully Maintained Rear Garden
- Council Tax Band C

Entrance Porch

5'11 x 2'10 (1.80m x 0.86m)
UPVC front door and door to hall.

Hall

12'4 x 6'10 (3.76m x 2.08m)
Central heating radiator, doors leading to dining room, bedroom one, shower room and stairs to first floor.

Bedroom One

12 x 11'11 (3.66m x 3.63m)
UPVC double glazed window with shutters, central heating radiator and wood flooring.

Shower Room

8'4 x 5'4 (2.54m x 1.63m)
UPVC double glazed frosted window, central heating radiator, double direct feed shower, dual flush WC, vanity top wash basin with mixer tap, fully tiled elevations and tiled flooring.

Dining Room

11'3 x 10'9 (3.43m x 3.28m)
UPVC double glazed window with shutters, central heating radiator, door to kitchen and open access to reception room.

Reception Room

13'5 x 13'1 (4.09m x 3.99m)
UPVC double glazed window, central heating radiator, coving to ceiling and gas fire, electric shutters.

Kitchen

12'2 x 11'7 (3.71m x 3.53m)
UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, four ring gas hob and extractor hood, integrated high rise oven, space for under counter fridge, tiled effect flooring, storage cupboard, doors leading to utility and garage.

Utility

10 x 9'7 (3.05m x 2.92m)
UPVC double glazed window, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, space for dishwasher, plumbing for washing machine, boiler and door to rear with shutter.

Garage

17 x 8'5 (5.18m x 2.57m)
Power, lighting and electric roller garage door.

First Floor

Landing

Doors leading to two bedrooms and storage.

Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)
UPVC double glazed window, central heating radiator and laminate flooring. Manual shutter on the windows.

Bedroom Three

10'8 x 9'3 (3.25m x 2.82m)
UPVC double glazed window, central heating radiator, fitted wardrobe and laminate flooring and window shutter.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio area, bedding and outbuilding.

Front

Laid to lawn garden, off road parking and access to integral garage.



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