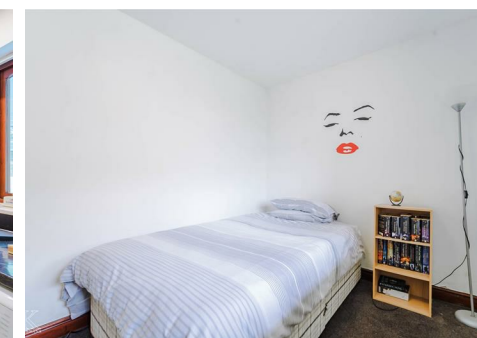


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

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.

Heatherlands, Whitworth, OL12 8NW

£400,000

ENVIABLE DETACHED BUNGALOW TRULY NOT TO BE MISSED:
 Welcome to this charming detached bungalow located in the picturesque Heatherlands of Whitworth. This delightful property boasts five spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Situated on a generous plot, this bungalow features extensive parking including a driveway and garage, ensuring that parking will never be an issue for you or your visitors. The convenience of having your own garage provides not only parking but also extra storage space for all your belongings.

The property's detached nature offers a sense of privacy and tranquility, perfect for those seeking a peaceful retreat from the hustle and bustle of everyday life. The bungalow layout ensures easy access to all rooms on one level, making it ideal for individuals with mobility concerns or those who prefer single-storey living.

Heatherlands, Whitworth, is a sought-after location known for its scenic surroundings and friendly community atmosphere. With local amenities, schools, and green spaces nearby, this property offers the perfect blend of convenience and comfort.

Don't miss out on the opportunity to make this charming bungalow your new home in the heart of Whitworth. Contact us today to arrange a viewing and experience the warmth and character this property has to offer.

Heatherlands, Whitworth, OL12 8NW

£400,000



- Tenure Freehold
- Off Road Parking With Driveway For Numerous Vehicles And Access To A Garage

■ Council Tax Band D

■ EPC Rating TBC

Ground Floor

Entrance

UPVC door to hall.

Hall

7'8 x 3'8 (2.34m x 1.12m)

Loft access, doors to bedrooms two and three and access to the further hall.

Further Hall

19'6 x 3'10 (5.94m x 1.17m)

Central heating radiator, loft access, doors to two storage rooms, doors to bedroom one, bedrooms four and five, reception one, kitchen, WC, bathroom and wood floor.

Bedroom Three

11'9 x 7'9 (3.58m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'2 x 8'2 (4.62m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'2 x 9'5 (3.40m x 2.87m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, central heating towel radiator, vanity top wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed shower, dual flush WC, tiled elevation, spotlights, extractor fan and tiled quartz floor.

WC

4'9 x 3'7 (1.45m x 1.09m)

Dual flush WC, pedestal wash basin with mixer tap, central heating towel radiator, extractor fan, part tiled elevation and tiled quartz floor.

Bedroom Five/Office

11' x 8' (3.35m x 2.44m)

UPVC double glazed window and central heating radiator.

Kitchen

10'10 x 10'10 (3.30m x 3.30m)

UPVC double glazed window, central heating radiator, laminate wall and base units, laminate work tops, single oven with four ring gas hob and extractor hood, single sink with draining board and mixer tap, integrated fridge freezer, plumbed for washing machine, tiled splash back, spotlights, tiled floor and doors to conservatory and reception room.

Open Plan Living Dining Area

26' x 15'11 (7.92m x 4.85m)

Two UPVC double glazed windows, three central heating radiators, coving, television point and wood floor.

Bedroom One

13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window, central heating radiator and laminate floor.

Conservatory

18' x 9' (5.49m x 2.74m)

UPVC double glazed windows and UPVC French doors to the rear.

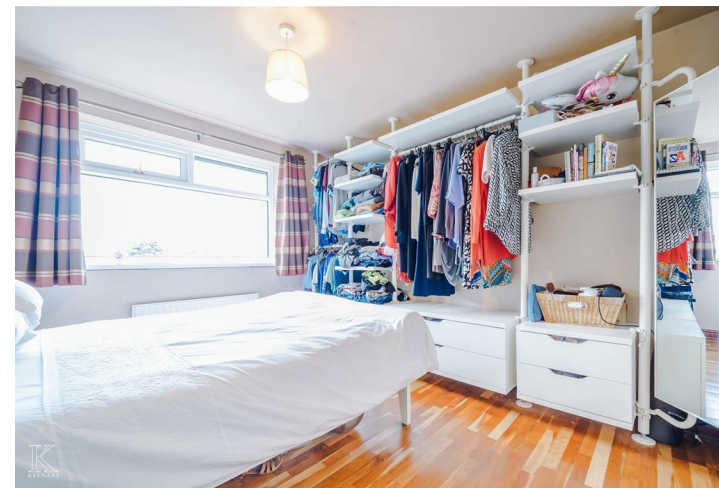
External

Front

Laid to lawn garden with tarmac drive and access to a garage.

Rear

Expansive laid to lawn garden with nearby wooded area.



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