Ground Floor

Kitchen

Reception Room

Hall

First Floor

Bedroom 3

Bedroom 2

Bathroom

Second Floor

Bathroom

Landing

Bedroom 1

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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Chapel Street, Whitworth, OL12 8PP
Offers Over £230,000

AN IMMACULATELY PRESENTED THREE BEDROOM OLD SUNDAY SCHOOL TERRACE HOUSE

This three bedroom mid-terrace is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home. The property boasts spacious interiors split over three levels, two bathrooms and private gardens.

Comprising briefly, to the ground floor; entrance via the hallway which has a door to the reception room and stairs to the first floor. The reception room flows internally to the newly renovated kitchen which then leads to the rear of the property. To the first floor is a landing to two bedrooms and a newly renovated shower room as well as hosting stairs to the second floor. To the second floor is a bedroom with a freestanding bath, beautiful interiors and a second newly renovated bathroom.

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

Chapel Street, Whitworth, OL12 8PP
Offers Over £230,000

🛏 3   🛁 2   🛋 1   ⚡

- Beautifully Presented Mid Terrace Property
- Stylish Decoration
- Two Parking Spaces with Property
- EPC Rating: TBC
- Three Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Two Bathrooms
- Private Garden Area
- Council Tax Band C

Ground Floor

Entrance Hall
7'11 x 4'1 (2.41m x 1.24m)
Hardwood front entrance door, central heating radiator, tile flooring, door to reception room and stairs to first floor.

Reception Room
15'10 x 11'5 (4.83m x 3.48m)
Hardwood double glazed window, central heating radiator, ceiling rose, coving, laminate flooring, Victorian fireplace, fitted made to measure shutters and door leading to kitchen.

Kitchen
15'8 x 6'4 (4.78m x 1.93m)
Central heating radiator, mix of wall and base units, wood effect worktops, composite sink with drainer and mixer tap, five ring gas hob, part tiled, tiled elevation, porcelain tile flooring and hardwood doors leading to garden.

First Floor

Landing
Doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two
12'1 x 8'2 (3.68m x 2.49m)
Hardwood double glazed window, central heating radiator and fitted made to measure shutters.

Bedroom Three
15'8 x 6'4 (4.78m x 1.93m)
Hardwood double glazed window, central heating radiator and fitted made to measure shutters.

Bathroom
6'5 x 6'2 (1.96m x 1.88m)
Hardwood double glazed window, made to measure shutters, double direct feed shower, dual flush WC, vanity top wash basin with traditional taps, part tiled elevation and wood effect flooring.

Second Floor
Doors leading to bedroom one and bathroom.

Bedroom One
18'5 x 15'3 (5.61m x 4.65m)
Two hardwood double glazed windows, velux window, central heating radiator and freestanding roll top and claw foot bath.

Bathroom
6'2 x 5'1 (1.88m x 1.55m)
Hardwood double glazed window, central heating radiator, dual flush WC, vanity top wash basin and mixer tap, part tiled elevation and wood flooring.
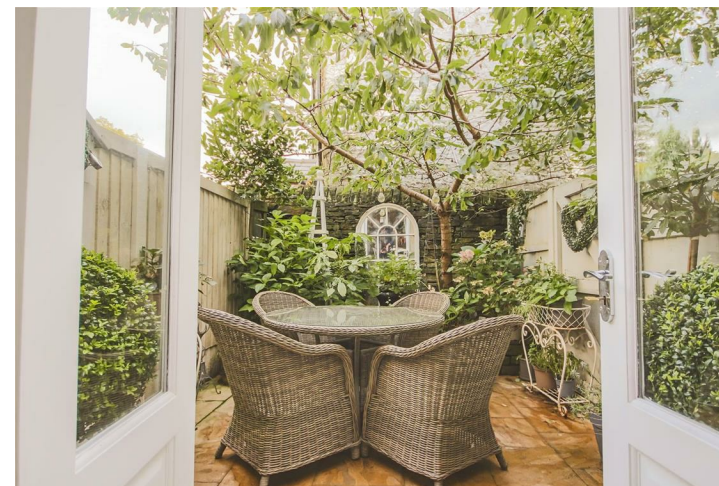
Exterior

Rear
Enclosed courtyard.

Front
Laid to lawn garden, path to entrance and two parking spaces with property.