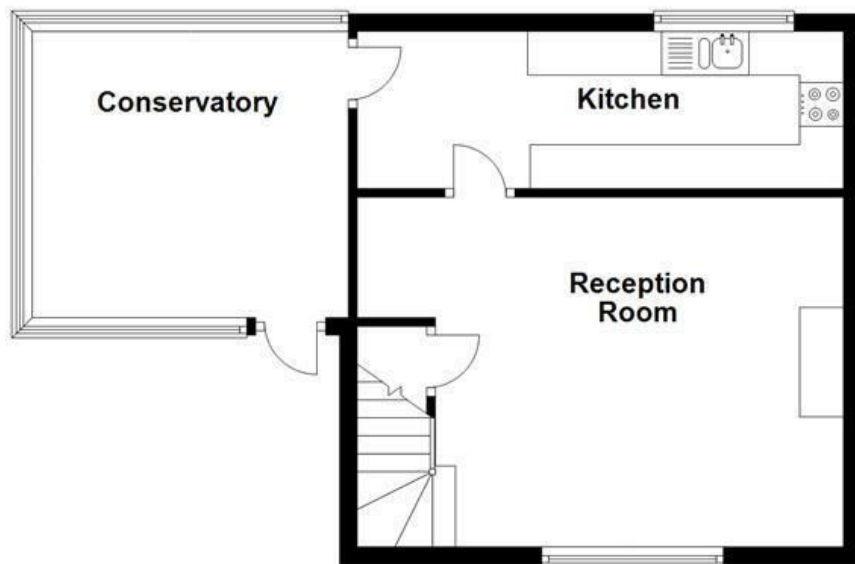
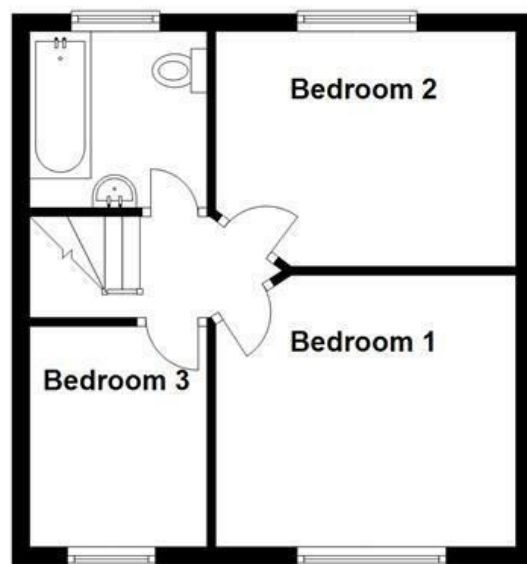


Ground Floor



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			
(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.

Oak Street, Whitworth, OL12 8NU

£150,000

THE PERFECT RENTAL INVESTMENT

This three-bedroom property 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 ideally suited to a rental investor or first time buyer looking to put their personal stamp on a long term home.

Comprising briefly, to the ground floor; entrance into the reception room which has stairs to the first floor and a door into the kitchen, the kitchen flows internally into the conservatory. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is a laid to lawn garden and paved patio.

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

Oak Street, Whitworth, OL12 8NU

£150,000



- End Terrace Property
- On Road Parking
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Modern Fitted Kitchen
- Enclosed Garden to Rear
- Council Tax Band A

Ground Floor

Reception Room One

18'03 x 13'01 (5.56m x 3.99m)

UPVC double glazed window, central heating radiator, log burning stove, door to kitchen, stairs to the first floor.

Kitchen

18'08 x 5'11 (5.69m x 1.80m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, one bowl sink with drainer and mixer tap, four ring gas hob, part tiled elevations, door to conservatory, tiled floor.

Conservatory

11'00 x 10'09 (3.35m x 3.28m)

Ten UPVC double glazed windows, door to rear, laminate floor, central heating radiator, poly carbonate floor.

First Floor

Landing

11'09 x 11'06 (3.58m x 3.51m)

Doors to three bedrooms and bathroom.

Bedroom One

11'09 x 11'06 (3.58m x 3.51m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'10 x 7'05 (3.30m x 2.26m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'07 x 6'08 (2.92m x 2.03m)

UPVC double glazed window, central heating radiator.

Bathroom

7'00 x 5'00 (2.13m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, tiled panel bath with mixer tap, electric shower, wall mounted wash basin with mixer tap, full tiled elevations, tiled floor.

Externally

Laid to lawn garden, log store.



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