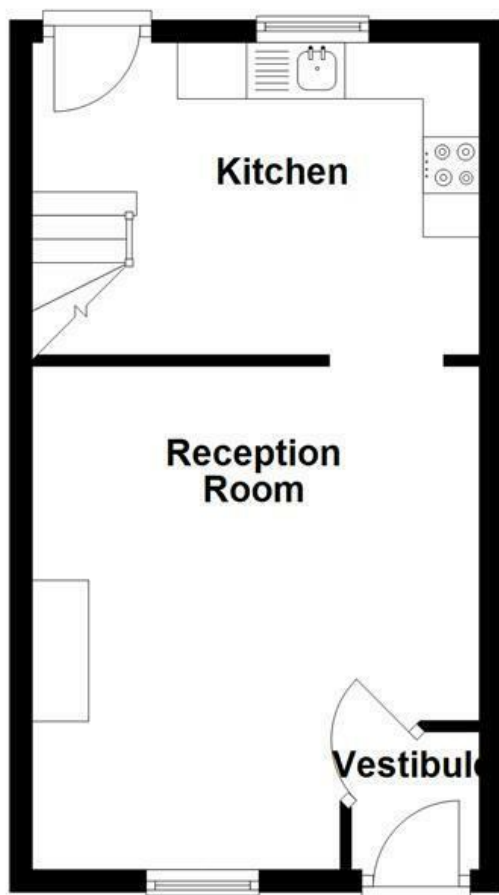
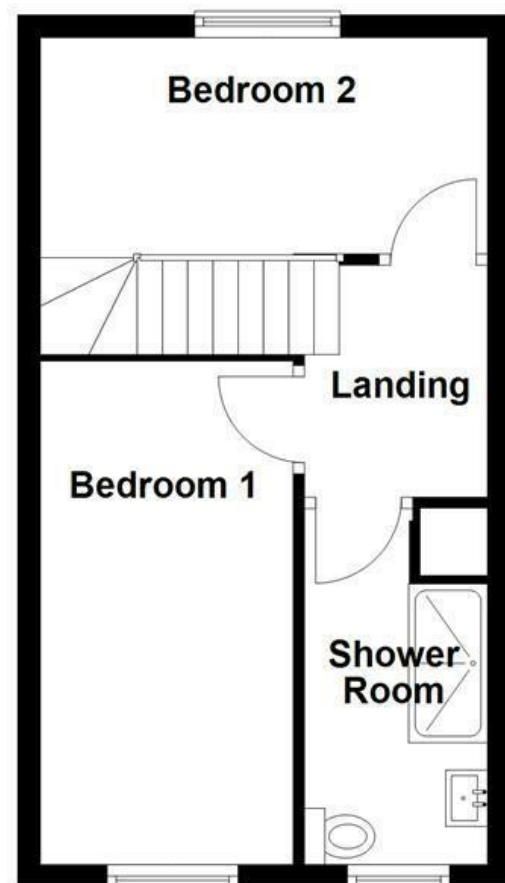


Ground Floor



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			91
(81-91) B			
(69-80) C		70	
(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.

## Market Street, Whitworth, OL12 8SE

### Offers Over £115,000

CHARMING TERRACED HOME PERFECT FOR ANY BUYER

Welcome to this charming property located on Market Street in the picturesque town of Whitworth, Rochdale. This delightful house boasts modern decor and appliances, offering a stylish and comfortable living space for its future residents.

Situated close to local amenities, this property provides convenience at your doorstep, making daily errands a breeze. Whether you're a first-time buyer looking for a cosy home to call your own or an investor seeking a lucrative opportunity, this house caters to a variety of needs.

Additionally, the proximity to public transport links ensures easy access to the surrounding areas, perfect for those who rely on public transportation for their daily commute or leisure activities.

Don't miss out on the chance to own or invest in this wonderful property in the heart of Whitworth. Book a viewing with our Rochdale office today and envision the possibilities that this home has to offer!



# Market Street, Whitworth, OL12 8SE

## Offers Over £115,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece shower room.
- Easy Access To Major Network Links
- Council Tax Band A
- Mid Terraced Property
- Ideal First Time Buy room.
- EPC Rating C
- Two Bedrooms
- Ready To Move Into

### Ground Floor

#### Entrance

UPVC double glazed door to vestibule.

#### Vestibule

4' x 3'9 (1.22m x 1.14m)

Tiled floor and door to reception room.

#### Reception Room

14'8 x 9'1 (4.47m x 2.77m)

UPVC double glazed leaded window, central heating radiator, log burner with back to brick surround, two feature wall lights, television point, dado rail, laminate flooring and open access to kitchen.

#### Kitchen

13' x 9' (3.96m x 2.74m)

UPVC double glazed window, range of wall and base units, wood effect surface, oven with four ring gas hob, tiled splash back, extractor hood, sink with drainer and mixer tap, plumbed for washing machine, integrated fridge freezer, access to boiler, tiled floor, stairs to first floor and door to rear.

### First Floor

#### Landing

6' x 4' (1.83m x 1.22m)

Smoke alarm, loft access, doors to two bedrooms, bathroom and laminate flooring.

#### Bedroom One

14'8 x 7'5 (4.47m x 2.26m)

UPVC double glazed leaded window, central heating radiator and hard wood floor.

#### Bedroom Two

13'4 x 6'6 (4.06m x 1.98m)

UPVC double glazed window and central heating radiator.

#### Shower Room

10' x 5'4 (3.05m x 1.63m)

UPVC double glazed frosted leaded window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, double direct feed shower enclosure with rinse head, tiled elevation and tiled floor.

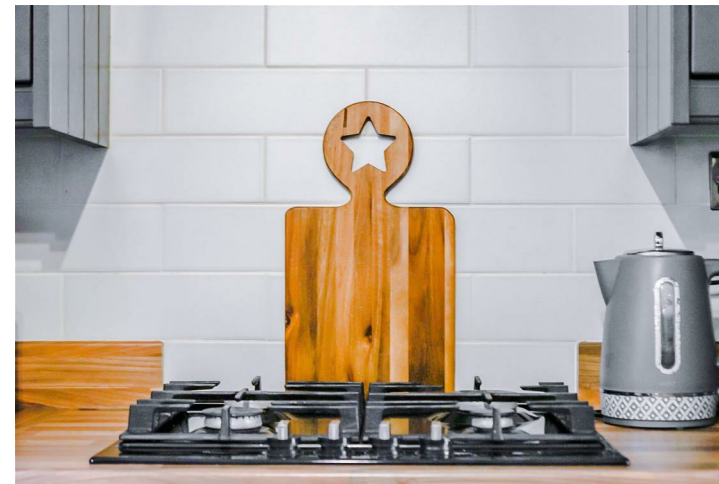
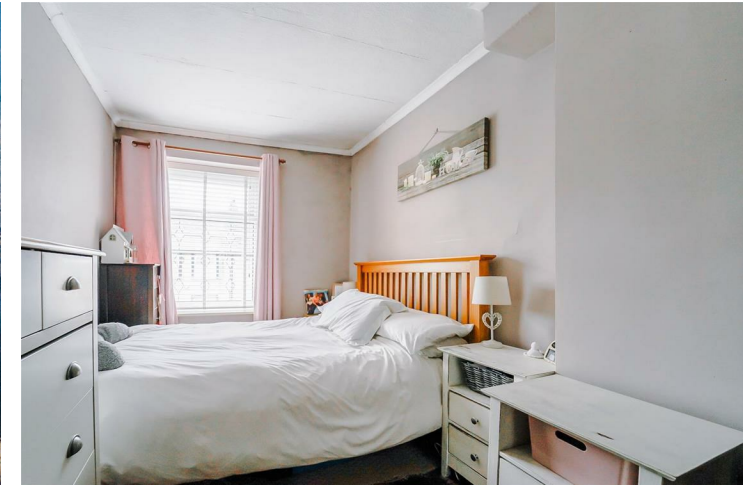
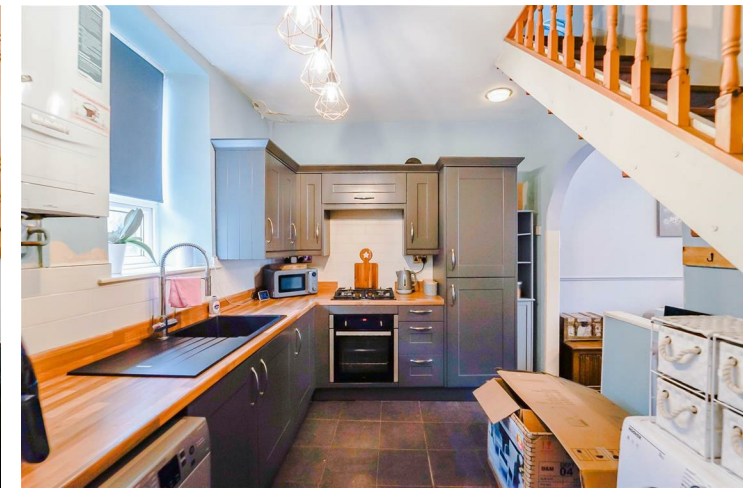
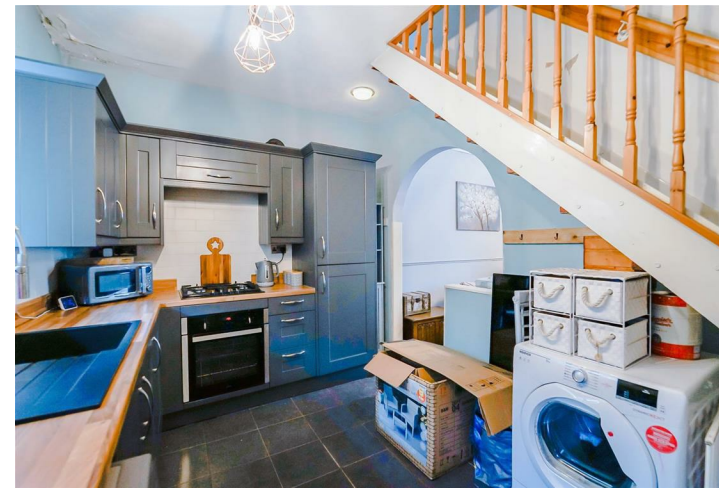
### External

#### Front

Courtyard.

#### Rear

Enclosed paved yard.



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