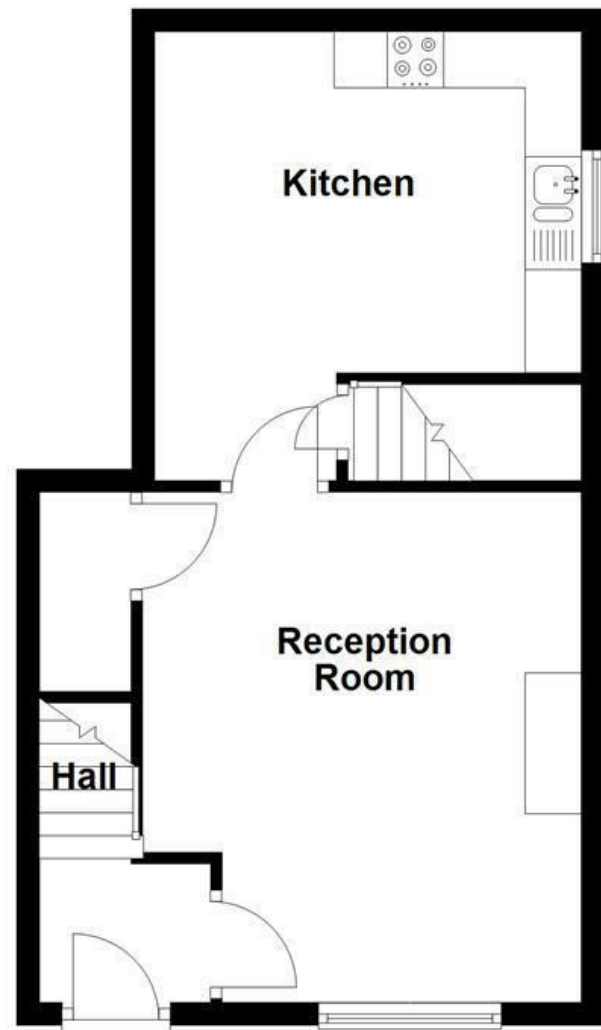
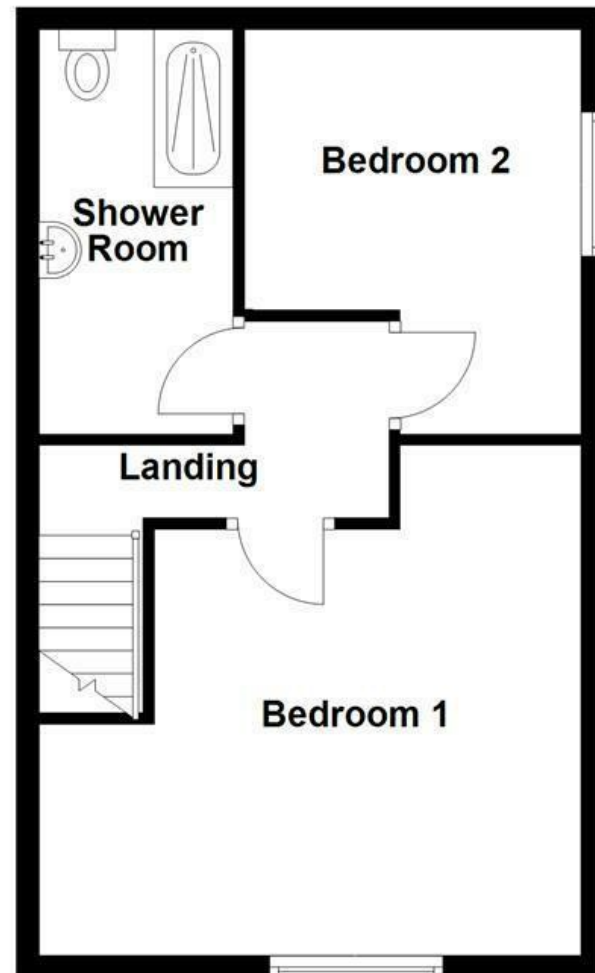


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	65	
(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.

Market Street, Whitworth, OL12 8QN

Offers Over £120,000

SPACIOUS AND MODERN HOME WITH GREAT VIEWS

Welcome to this charming property located on Market Street in the picturesque town of Whitworth, Rochdale. This delightful house boasts a modern decor and appliances, offering a perfect blend of style and functionality.

Conveniently situated close to local amenities, this property ensures that everything you need is just a stone's throw away. Whether it's shopping, dining, or leisure activities, you'll find it all within easy reach.

Recently renovated, this house exudes a fresh and inviting atmosphere, making it a wonderful place to call home. The renovation has been tastefully done, enhancing the overall appeal of the property.

One of the standout features of this house is the fantastic views from the bedroom. Imagine waking up to stunning vistas that greet you every morning, creating a serene and peaceful ambience.

Don't miss the opportunity to make this lovely property your own. With its modern amenities, convenient location, and beautiful views, this house offers a comfortable and stylish living space for you to enjoy. Contact us today to arrange a viewing and experience the charm of this delightful home on Market Street.

Market Street, Whitworth, OL12 8QN

Offers Over £120,000

 **2**  **1**  **1**  **D**

- 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 Home For Small Family Or First Time Buy
- EPC Rating D
 - Two Spacious Bedrooms
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

4'11 x 4' (1.50m x 1.22m)

Central heating radiator, door to reception room and stairs to first floor.

Reception Room

14'10 x 12'8 (4.52m x 3.86m)

UPVC double glazed window, central heating radiator, electric fire with feature surround, television point, door to kitchen and storage.

Kitchen

12'10 x 12'1 (3.91m x 3.68m)

UPVC double glazed window, central heating radiator, range of white wall and base units, laminate work tops, oven with four ring electric hob, tiled splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, vinyl floor and door to stairs to cellar.

Cellar

15'5 x 7'2 (4.70m x 2.18m)

First Floor

Landing

6'5 x 5'1 (1.96m x 1.55m)

Doors to two bedrooms and bathroom.

Bedroom One

14'8 x 14'4 (4.47m x 4.37m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'8 x 9'10 (3.56m x 3.00m)

UPVC double glazed window and central heating radiator.

Shower Room

11'6 x 5'1 (3.51m x 1.55m)

Central heating towel rail, dual flush WC, pedestal wash basin, walk in direct feed shower enclosure, tiled elevation and tiled floor.



Tel: 01706396140

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