



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Oak Close, Whitworth, OL12 8NJ

### £315,000

AN IMMACULATE AND SPACIOUS FOUR BEDROOM DETACHED DORMER BUNGALOW WITH IMPRESSIVE VIEWS

Nestled in the serene Oak Close, Whitworth, Rochdale, this detached dormer bungalow offers a tranquil retreat in a sought-after location. The property boasts a spacious living room with access to a balcony, perfect for enjoying the picturesque landscape views. With one reception room and four bedrooms, including a versatile fourth bedroom that could easily be transformed into an additional reception room, this home offers flexible solutions to cater to any buyer's needs.

The stunning fitted kitchen and separate utility room provide convenience and functionality, making this property an ideal choice for a growing family. The generously sized garden adds to the charm of this home, offering ample space for outdoor activities and relaxation. The contemporary bathroom suite and spacious bedrooms ensure comfort and style throughout the property.

If you are looking for a peaceful abode with modern amenities and beautiful surroundings, this bungalow in Oak Close is the perfect place to call home. Don't miss the opportunity to make the most of the impressive outlook and create lasting memories in this delightful property.

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# Oak Close, Whitworth, OL12 8NJ

## £315,000



- Exquisite Detached Dormer Bungalow Property
  - Modern Fitted Kitchen
  - Single Garage
  - EPC Rating C
- Three/Four Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Immaculate Rear Garden with Stunning Views
  - Council Tax Band C

### Ground Floor

#### Kitchen

15'6 x 8'11 (4.72m x 2.72m)  
Composite double glazed front door and window, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces, integrated oven and grill, four ring induction hob and extractor hood, glass splashback, integrated microwave, fridge freezer, wine fridge, additional freezer and dishwasher, inset stainless steel sink with mixer tap and integrated draining ridges, plinth lighting, spotlights, solid wood flooring and double folding doors to reception room one.

#### Reception Room One

15'2 x 12'4 (4.62m x 3.76m )  
Central heating radiator, spotlights, television point, wall inset gas fire, solid wood flooring, door to hall and UPVC double glazed sliding door to balcony.

#### Hall

11'9 x 9'4 (3.58m x 2.84m )  
Velux window, central heating radiator, doors to utility, WC, bedroom four/reception room two, stairs to first floor and composite door and double glazed frosted window to side elevation.

#### WC

8'0 x 2'5 (2.44m x 0.74m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, spotlights and solid wood flooring.

#### Utility

5'8 x 5'5 (1.73m x 1.65m )  
UPVC double glazed window, plumbing for washing machine, space for dryer, vanity top wash basin with mixer tap, spotlights and solid wood flooring.

### Bedroom Four/Reception Room Two

11'10 x 8'10 (3.61m x 2.69m)  
UPVC double glazed window, central heating radiator, coving and spotlights.

### First Floor

#### Landing

Loft access, smoke detector, spotlights, doors to three bedrooms and family bathroom.

#### Bedroom One

13'8 x 8'11 (4.17m x 2.72m)  
UPVC double glazed window, central heating radiator, spotlights, solid wood flooring and fitted wardrobes.

#### Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)  
Two UPVC double glazed windows with fitted shutters, central heating radiator, fitted wardrobes and solid wood flooring.

### Bedroom Three

12'3 x 7'7 (3.73m x 2.31m )  
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and solid wood flooring.

### Bathroom

11'11 x 10'5 (3.63m x 3.18m)  
UPVC double glazed frosted window with fitted shutters, electric heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, freestanding double bath with mixer tap, walk-in direct feed rainfall shower, LED illuminated mirror, partially tiled elevations, spotlights and solid wood flooring.

### External

#### Rear

Tiered garden with laid to lawn, slate chippings, bedding areas, artificial lawn and pond.

#### Front

Single garage.

