



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(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		
<b>England &amp; Wales</b>	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.

## Whitworth Road, Rochdale, OL12 0SW

### Offers Over £100,000

This charming two-bedroom mid-terraced property offers a perfect blend of modern living and comfort. The property features an open-plan kitchen diner, ideal for both family meals and entertaining guests. The kitchen is well-equipped and compact, creating a seamless flow into the dining area. Throughout the property, you'll find modern decor that complements the spacious, light-filled rooms. Upstairs you will find two generously sized bedrooms offering plenty of space for relaxation. The family bathroom is stylishly designed with modern finishes. Conveniently located with easy access to local amenities, this home presents a fantastic opportunity for first-time buyers or small families looking for a stylish and well-presented home.



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- Tenure - Leasehold
- On Street Parking
- Open Plan Living
- EPC Rating - Pending
- Two Bedrooms
- Council Tax Band - A
- Mid-Terrace

**Lounge**  
12'4" x 15'3" (3.76m x 4.67m)

**Kitchen**  
8'1" x 12'3" (2.47m x 3.75m )

**Bedroom One**  
15'1" x 7'10" (4.6m x 2.4m )

**Bedroom Two**  
8'2" x 4'3" (2.5m x 1.3m )

**Bathroom**  
7'10" x 5'10" (2.4m x 1.8m )

