



## Whitworth Road, Shawclough, OL12 6DH

### Offers Over £150,000

THREE BEDROOM HOME IDEAL FOR A SMALL FAMILY OR PROFESSIONAL COUPLE

Nestled on Whitworth Road in the charming area of Shawclough, Rochdale, this delightful mid-terrace house presents an excellent opportunity for small families or professional couples seeking a comfortable and convenient home. The property boasts a spacious reception room that seamlessly integrates with the kitchen and dining area, creating an inviting space perfect for both relaxation and entertaining.

With three bedrooms, this home offers flexibility to suit your lifestyle. The third bedroom can easily be transformed into a home office, making it ideal for those who work from home or require a quiet space for study. The layout is thoughtfully designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout.

The location is particularly advantageous, providing easy access to local amenities and transport links, making daily commutes and errands a breeze. Whether you are enjoying a quiet evening in or hosting friends and family, this property offers a perfect blend of comfort and practicality.

In summary, this mid-terrace house on Whitworth Road is a wonderful choice for anyone looking to settle in a vibrant community while enjoying the benefits of a well-appointed home. Don't miss the chance to make this lovely property your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 3  1  1  D

- Convenient Rochdale Location
  - Contemporary Fitted Kitchen And Three Piece Shower Room
  - Viewing Highly Recommended
  - EPC Rating D
- Ideal Home for A Small Family Or Investment Opportunity
  - Easy Access To Major Commuter Routes
  - Tenure Freehold
- Three Well Proportioned Bedrooms
  - On Street Parking
  - Council Tax Band A

### Ground Floor

#### Entrance

Composite double glazed frosted door to reception room.

#### Reception Room

14'3 x 14'1 (4.34m x 4.29m)

UPVC double glazed window, central heating radiator, spotlights, under stairs storage, stairs to first floor and open access to kitchen/dining area.

#### Kitchen/Dining Area

14'2 x 12'1 (4.32m x 3.68m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, marble effect part panelled splash backs, stainless steel sink with half draining board and mixer tap, integrated oven, plumbing for washing machine, space for fridge and freezer, access to boiler, spotlights, hard wood door with single glazed window and tiled floor.

### First Floor

#### Landing

8'4 x 7'1 (2.54m x 2.16m)

Loft access, doors to bedroom one, bedroom two, shower room and bedroom three/office.

#### Bedroom One

14'3 x 13'1 (4.34m x 3.99m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

10'6 x 7'6 (3.20m x 2.29m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three/Office

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed frosted window and central heating radiator.

#### Shower Room

6'1 x 5'6 (1.85m x 1.68m)

Central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, enclosed corner direct feed shower with rinse head, panelled marble effect elevation and extractor fan.

### External

#### Rear

Elevated garden space, paving and bedding areas.



Tel: 01706396140

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