



Kandel Court, Lancashire, OL12 8RN Offers In Excess Of £175,000

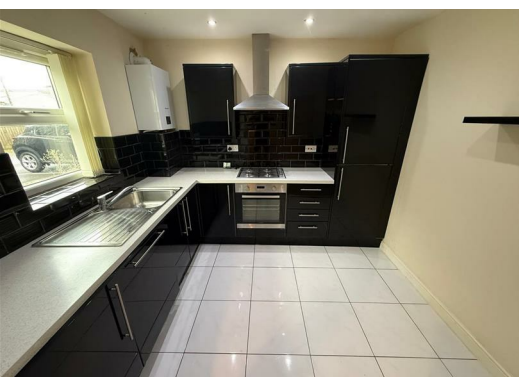
A modern three-bedroom end terrace situated on a private corner plot in a quiet cul-de-sac in Whitworth Village, offering a driveway to the side of the house. This attractive and well-presented home presents an excellent opportunity for first-time buyers or young families.

Located in the popular Whitworth area, the property benefits from gas central heating pvc double glazing and access to excellent local amenities, shops, supermarkets, and schools, as well as stunning nearby countryside like Healey Dell Nature Reserve and Cowm Reservoir, providing beautiful, picturesque walks.

The accommodation comprises an entrance leading into a modern fully fitted kitchen/diner with an integrated dishwasher, washing machine and fridge/freezer, a downstairs WC, and a spacious lounge to the rear with patio doors opening onto an enclosed garden. Upstairs, there are three well-proportioned bedrooms, two double and one single and a family bathroom with a shower over the bath.

This property combines comfortable living with a desirable location and ample parking space.

The property is competitively priced & early viewing is essential.



Kitchen
8'10" x 9'6" (2.70 x 2.90)

Lounge
12'9" x 12'9" (3.90 x 3.90)

W.C.
5'10" x 2'11" (1.80 x 0.90)

Bedroom 1
7'2" x 9'6" (2.20 x 2.90)

Bedroom 2
5'2" x 9'6" (1.60 x 2.90)

Bedroom 3
7'10" x 12'9" (2.40 x 3.90)

Bathroom
4'7" x 9'2" (1.40 x 2.80)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Information for Successful buyers

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(29-42) F			(29-42) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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