

**Conister  
161 Market Street  
Whitworth  
OL12 8RU**



We are delighted to bring to the market this individually designed and extended Detached Bungalow, built just after the 2nd World War using Accrington brick this beautifully presented property which has been lovingly maintained by the current owner, still retains many of the original features of this era. The large accommodation has 3 double bedrooms, 2 reception rooms and a modern Shower Room with separate w.c. The bungalow sits on a private plot "tucked away" from Market Street and has large, well established manicured gardens and a westerly facing rear garden with outstanding views. There is a private gated driveway to the property and a detached double garage. Situated in an ideal location for all local amenities and on a direct bus route for Rochdale and Rossendale on the doorstep.

Hallway:

Bedroom 1: Double, situated to the front with built in robes.

Bedroom 2: Double, situated to the front.



**£360,000**

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**Bungalow - detached**

**Shower Room:** Wash hand basin, double shower cubicle with electric shower, heated towel radiator, fully tiled walls.

**Separate W.C:** High rise w.c, part tiled walls.

**Bedroom 3:** Double, situated to the rear, built in storage and fitted robes.

**Lounge:** With feature stone fireplace and TV plinth, large window to the rear offering panoramic views over open moorland.

**Dining Room:** With panoramic window to the rear.

**Breakfast Kitchen:** A comprehensive range of fitted wall and base units including breakfast bar, 4 ring electric hob with extractor fan over, built in eye level electric oven and integrated microwave and grill, part tiled walls.

**Cellar:** There is a large cellar extending under the property with its own access from the rear. The cellar is currently used as a utility room and houses the central heating boiler.

**Double Garage:** The property has a large double garage to the side with a separate access to the rear.

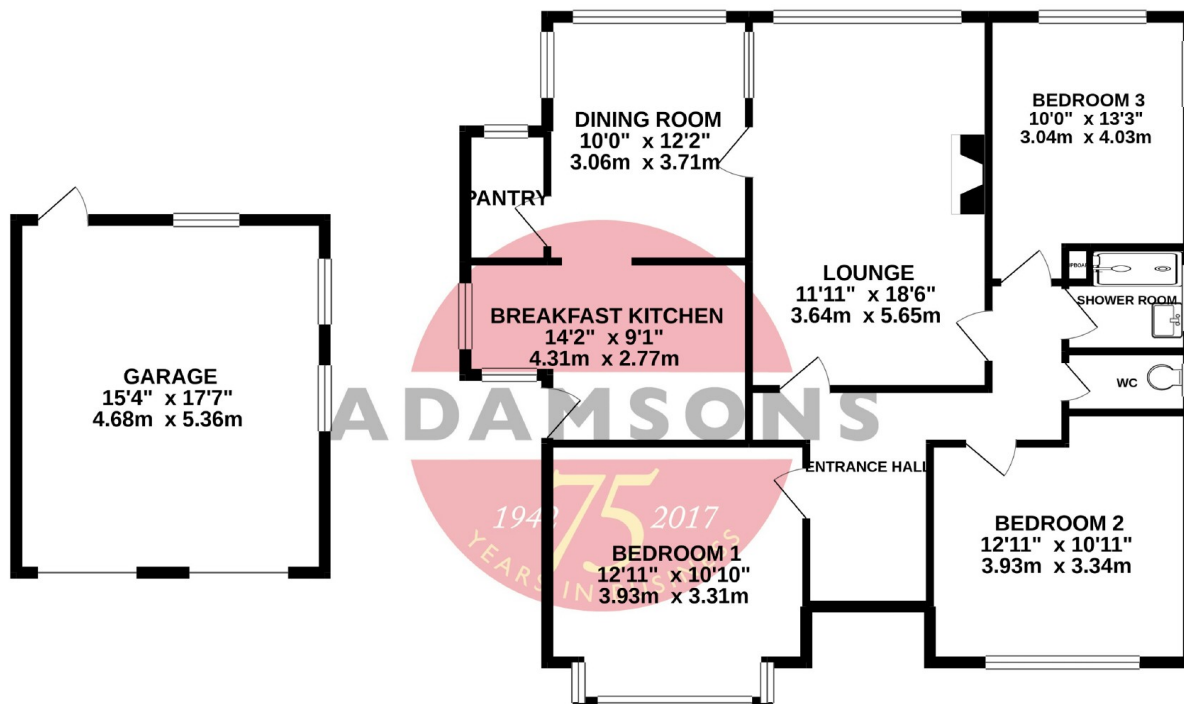
**Outside:** Set back from the main road, the property has a gated entrance with a cobbled driveway leading to the garage. There is a manicured lawn and bordered garden to the front surrounded by established trees and shrubbery offering privacy. To the rear is a large west facing, split level lawn and tree lined garden. There is a right of way from the side of the property to the lower section of garden.

**Services:** All mains services connected. Gas fired central heating. Double glazed windows. Tenure: Freehold. Built circa 1945. Council Tax: Band 'E'. EPC Rating TBC





GROUND FLOOR  
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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