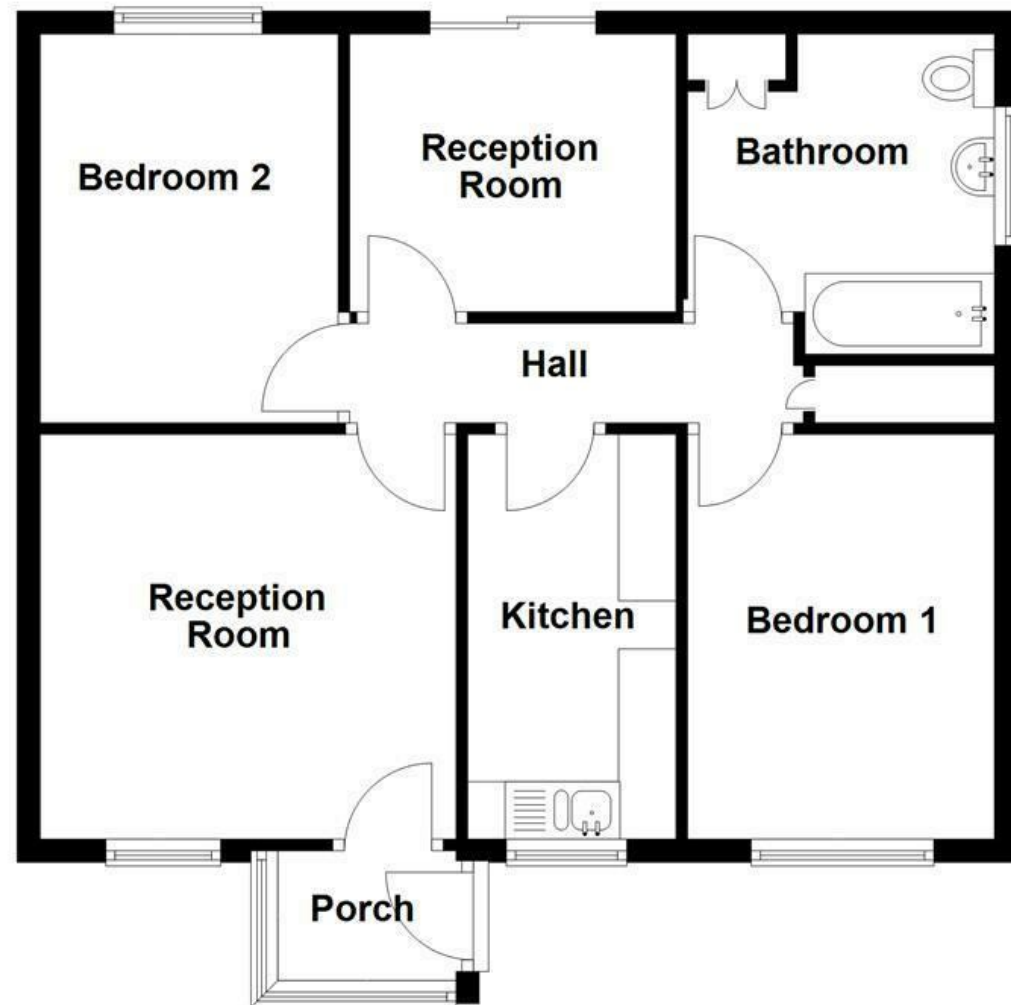


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



Baytree Walk, Whitworth, OL12 8AJ

£200,000

TWO BEDROOM BUNGALOW WITH GREAT POTENTIAL

Nested in the tranquil setting of Baytree Walk, Whitworth, Rochdale, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking single-storey living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfort and versatility, making it an ideal home for individuals or couples.

The bungalow is ripe for personalisation and modernisation, allowing you to infuse your own style and preferences into the space. The peaceful location enhances the appeal, making it a perfect retreat from the hustle and bustle of everyday life.

Additionally, the property features off-road parking, ensuring convenience for you and your guests. The charming rear garden is a lovely outdoor space, perfect for enjoying the fresh air or cultivating your own garden oasis.

This bungalow is not just a house; it is a canvas waiting for your creative touch. Whether you are looking to downsize or simply prefer the ease of single-storey living, this property offers great potential in a serene environment. Don't miss the chance to make this charming bungalow your new home.

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Baytree Walk, Whitworth, OL12 8AJ

£200,000

 2  1  2  D

- Semi Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- One Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Porch

5'1 x 3'8 (1.55m x 1.12m)
UPVC double glazed entrance door, UPVC double glazed windows, part stone elevation and door to reception room one.

Reception Room One

11'11 x 11'4 (3.63m x 3.45m)
UPVC double glazed leaded window, central heating radiator, picture rail, electric fire and door to hall.

Hall

13'1 x 2'8 (3.99m x 0.81m)
Central heating radiator, picture rail, loft access, storage and doors to reception room two, two bedrooms, kitchen and bathroom.

Reception Room Two

9'5 x 7'10 (2.87m x 2.39m)
Central heating radiator and UPVC double glazed leaded siding door to rear.

Kitchen

11'3 x '11 (3.43m x '3.35m)
UPVC double glazed leaded window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, extractor fan, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine. space for under counter fridge and freezer and tiled flooring.

Bedroom One

11'7 x 8'9 (3.53m x 2.67m)
UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)
UPVC double glazed leaded window, central heating radiator and ceiling fan.

Bathroom

8'9 x 8' (2.67m x 2.44m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled bath with mixer tap and rinse head and direct feed shower over, storage, part tiled elevation and tiled flooring.

External

Front

Bedding area and driveway for off road parking.

Rear

Laid to lawn garden and paving



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