

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Market Street, Rochdale, OL12 8QL

### Offers Over £169,995

IMPRESSIVE CHAIN FREE TWO BEDROOM TERRACED WITH LARGE BASEMENT SPACE AND OFF-ROAD PARKING TO REAR

Situated on Market Street in the charming town of Whitworth, Rochdale, this stunning two-bedroom terraced house offers a delightful blend of modern living and practicality. Spanning an impressive 1,001 square feet, the property boasts a spacious layout that is perfect for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character. The modern kitchen is fitted with contemporary appliances and stylish finishes, making it a joy for any home cook. The property also features an impressive basement, which includes two spacious storage rooms and a large reception area, providing ample space for various uses, whether it be a playroom, home office, or additional living space.

The two well-proportioned bedrooms offer comfortable retreats, ideal for rest and relaxation. The bathroom is thoughtfully designed, ensuring convenience for all residents.

One of the standout features of this property is the parking space available for two cars, a rare find in such a desirable location. This added convenience makes daily life easier, especially in a bustling area like Whitworth.

# Market Street, Rochdale, OL12 8QL

Offers Over £169,995

 2  1  2  D

- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- Driveway To Rear
- Spread Over Three Floors
- Ideal Family Home With Viewing Essential
- Abundance Of Indoor Space
- Envious Sought After Location With Country Side Views
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Kitchen

15'7 x 7'9 (4.75m x 2.36m)

### Reception Room One

15'7 x 13'5 (4.75m x 4.09m)

### Lower Ground Floor

### Hall

4'5 x 3'4 (1.35m x 1.02m)

### Reception Room Two

14'7 x 13'1 (4.45m x 3.99m)

### Cellar One

13'6 x 7'7 (4.11m x 2.31m)

### Cellar Two

9'4 x 6'3 (2.84m x 1.91m)

## First Floor

### Landing

8'1 x 6' (2.46m x 1.83m)

### Bedroom One

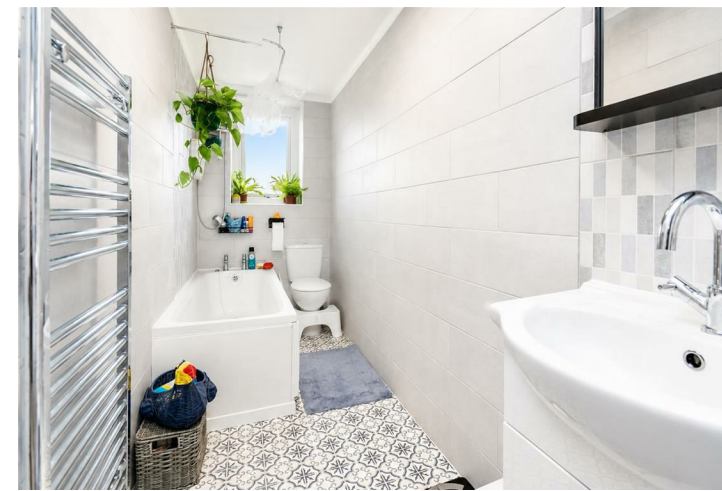
14'7 x 9'2 (4.45m x 2.79m)

### Bedroom Two

11'9 x 7'8 (3.58m x 2.34m)

### Bathroom

14'8 x 4'9



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