

24 Village Court, Whitworth

£110,000

Miller Metcalfe

Every step of the way

24 Village Court

Whitworth, Rochdale

Perfectly positioned within walking distance of beautiful open countryside and the charming village of Whitworth, this attractive second-floor apartment offers comfortable, well-proportioned accommodation in a convenient and desirable location.

The development is ideally placed for a fantastic range of local amenities, including shops, traditional pubs, restaurants, cafés and the popular Lobden Golf Course. Both Rawtenstall and Rochdale town centres are also just a short drive away, with excellent access to the wider motorway network, making this an ideal choice for commuters.

Whether you are taking your first step onto the property ladder, looking for a great investment opportunity or hoping to downsize without compromising on space, this lovely apartment is sure to appeal.

Internally, the accommodation briefly comprises a welcoming entrance hall, a spacious and cosy lounge offering a lovely place to relax and unwind, and a well-appointed dining kitchen fitted with ample storage and space for dining. There are also two good-sized double bedrooms and a modern three-piece bathroom.

Further benefits include electric heating and uPVC double glazing throughout.

Externally, the property enjoys a pleasant setting within a private residential development, surrounded by well-maintained communal lawned gardens. There is a car park to the front, with the apartment benefiting from its own allocated parking space, together with additional visitor parking.

A lovely apartment in a fantastic location, offering comfortable living, excellent convenience and easy access to both countryside and local amenities. Early viewing is highly recommended to fully appreciate what this property has to offer!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

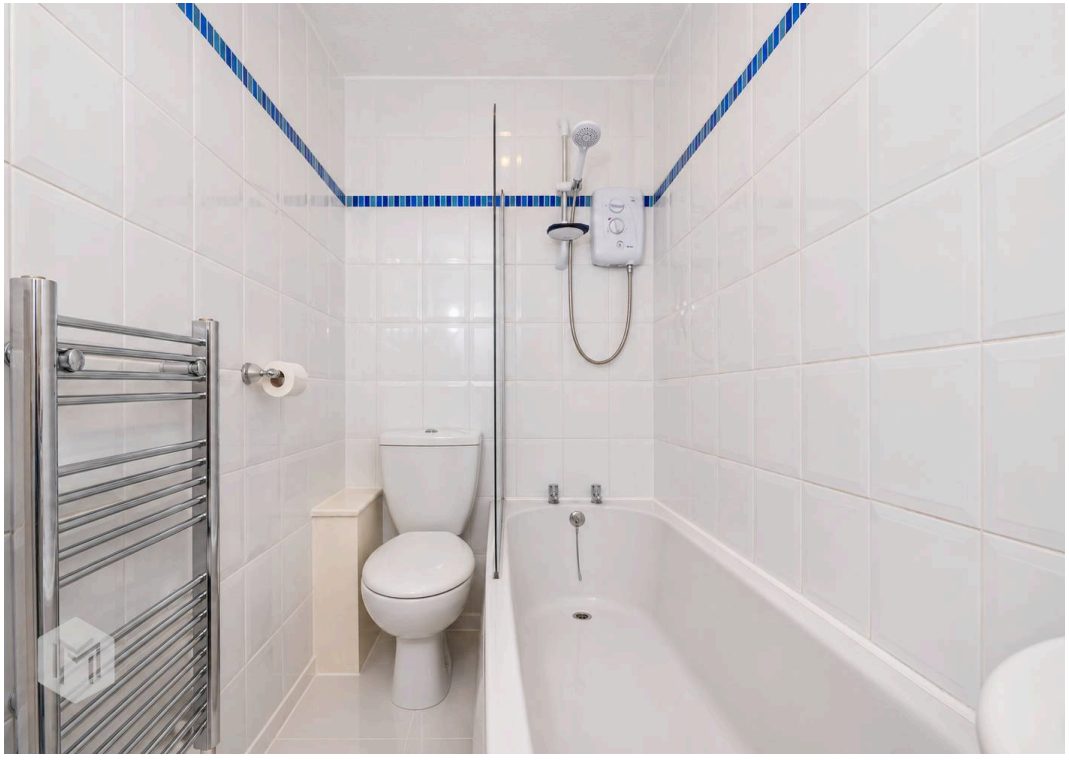






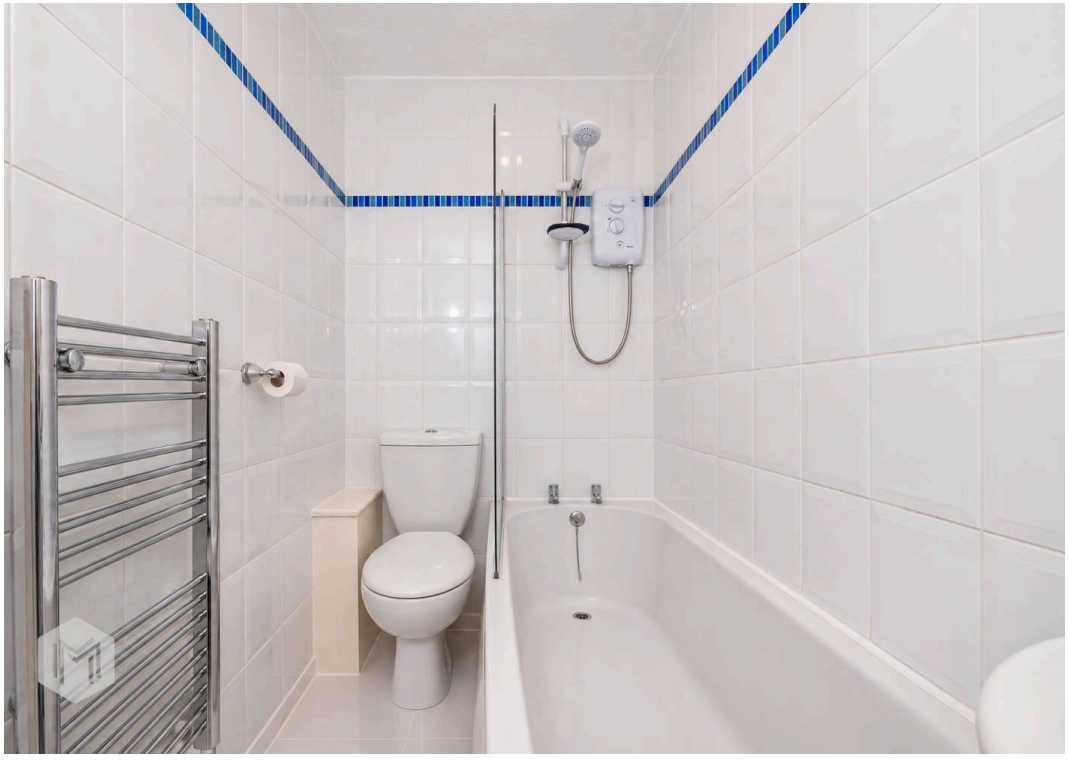




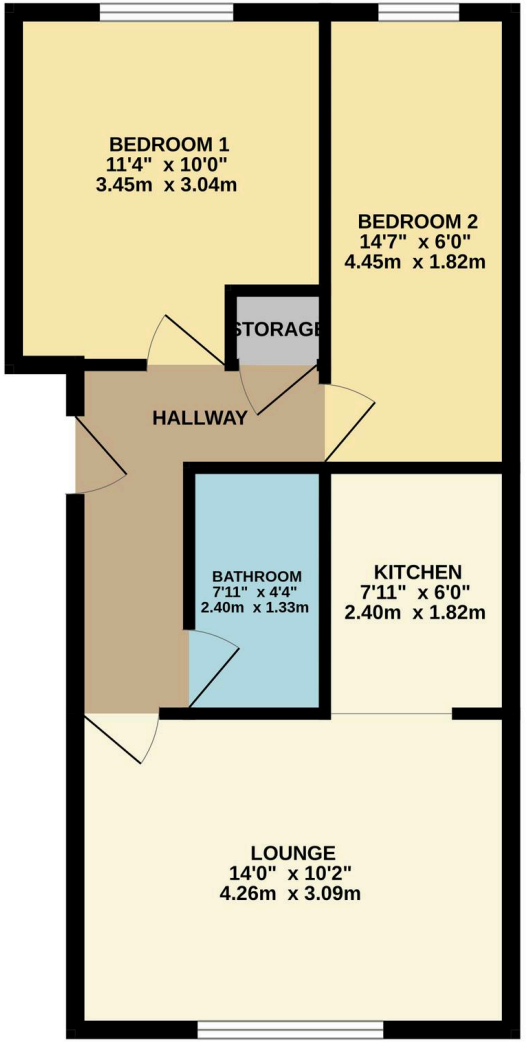






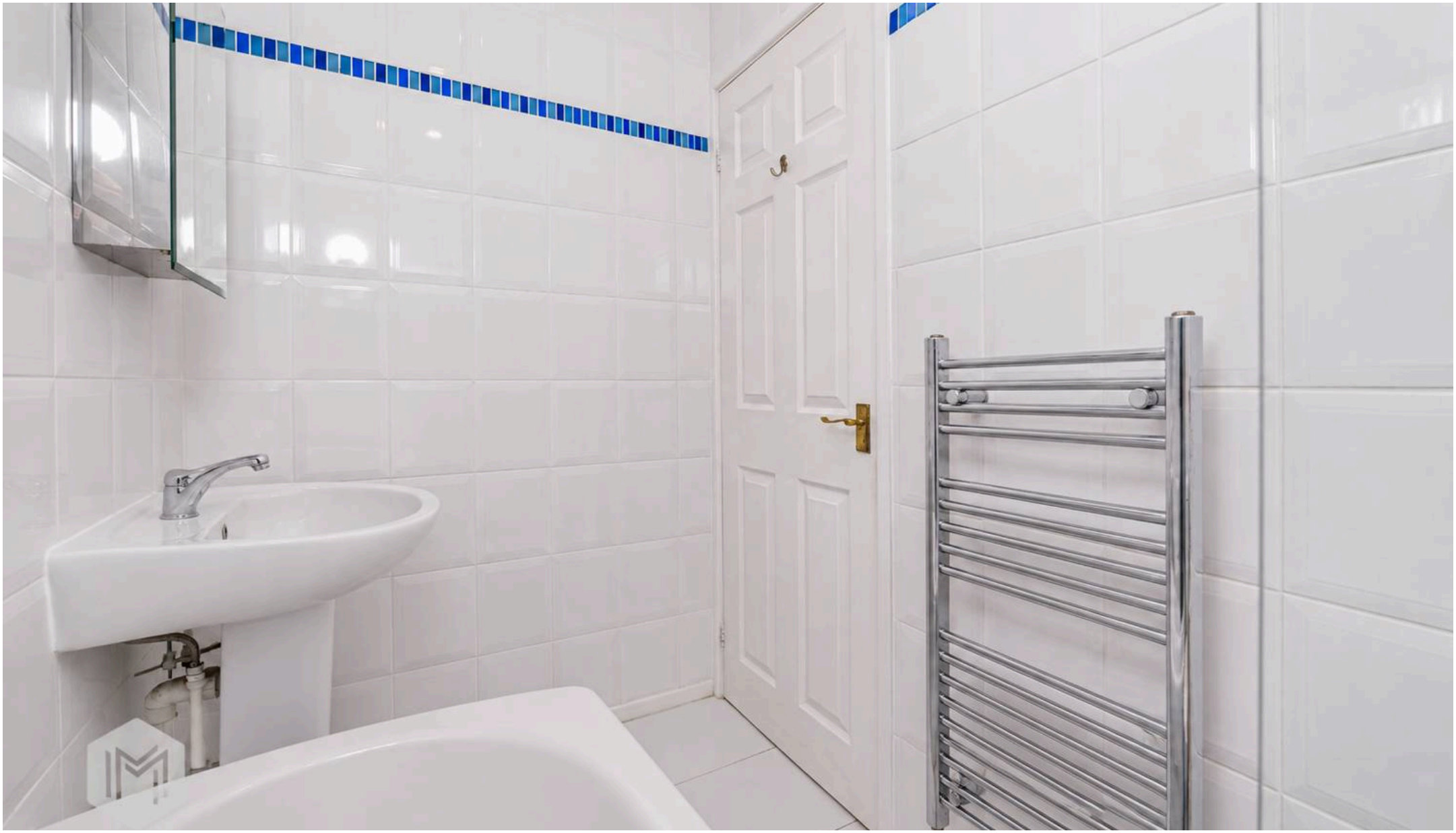


GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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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