



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (55-68) D | | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Westgate, Rochdale, OL12 8UP

£120,000

SPACIOUS TWO-BEDROOM SEMI-DETACHED IN ROCHDALE

Nestled in the charming area of Westgate, Whitworth, Rochdale, this delightful house presents a wonderful opportunity for those looking to create their dream home. The property boasts a generous living room, perfect for both relaxation and entertaining guests. The well-laid-out kitchen offers ample space for culinary adventures, making it a delightful hub for family gatherings.

Upstairs, you will find two spacious bedrooms that provide a comfortable retreat, along with a separate WC and shower room, ensuring convenience for all residents. The layout of the house is practical and functional, catering to the needs of modern living.

One of the standout features of this property is the rear enclosed tiered garden, which offers a private outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. This garden presents a blank canvas for your landscaping ideas, allowing you to create a tranquil oasis right at home.

It is important to note that the house does require some work, providing an excellent opportunity for buyers to personalise and enhance the property to their taste. With a little vision and effort, this house can be transformed into a stunning residence that reflects your individual style.

Westgate, Rochdale, OL12 8UP

£120,000

 **2**  **1**  **1**  **C**

- Tenure Freehold
 - OnStreet Parking
 - Bursting With Potential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Ideal Investment Opportunity
 - Ample Outdoor Space
- EPC Rating C
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

Central heating radiator, smoke alarm, stairs to first floor, doors to reception room and kitchen.

Reception Room

16'5 x 10'2 (5.00m x 3.10m)

Two UPVC double glazed windows, two central heating radiators, radiant gas fire and door to kitchen.

Kitchen

5'8 x 4'8 (1.73m x 1.42m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled splash back, tiled floor, door to storage room and door to rear.

Storage Room

5'6 x 4'8 (1.68m x 1.42m)

UPVC double glazed frosted window and fuse box.

First Floor

Landing

8'10 x 2'8 (2.69m x 0.81m)

UPVC double glazed window, carbon monoxide alarm, doors to two bedrooms, WC, shower room and boiler cupboard.

Bedroom One

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

UPVC double glazed leaded window, central heating radiator and loft access.

Shower Room

5'6 x 5'5 (1.68m x 1.65m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, electric feed shower and tiled elevation.

WC

7'2 x 2'10 (2.18m x 0.86m)

UPVC double glazed frosted window, central heating radiator and low flush WC.

External

Front

Enclosed laid to lawn garden with paving.

Rear

Enclosed tiered garden, laid to lawn, paving, bedding areas and shed.



Tel: 01706396140

www.keenans-estateagents.co.uk