

Market Street  
Whitworth, Rochdale OL12 8RW



## A DECEPTIVELY SPACIOUS ONE BED PROPERTY, SITUATED IN HEALEY SELLING WITH A SITTING TENANT - IDEAL FOR INVESTORS



Barton Kendal are pleased to market this well presented and characterful one bedroom home which is situated on the edge of Healey Dell Nature Reserve. The property boasts spacious and versatile living accommodation over two floors with a shared and well maintained paved yard to the rear. Boasting uPVC double glazing throughout, the property comprises a good sized reception room upon entry, WC, spacious kitchen and large master bedroom. The lower ground level offers access to the rear yard and consists of a modern bathroom and large lounge diner with stunning feature fireplace. The property is to be sold with a sitting tenant at a competitive price.

**ASKING PRICE £95,000**

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OL16 1LA  
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Middleton  
M24 6TE  
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## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

#### **Storage**

#### **Sitting Room**

A versatile reception which could be utilised as a second lounge or as an office - neutral décor and open plan access to hallway.

#### **WC**

Comprising matching low level WC and pedestal hand wash basin in white, wood veneer flooring and neutral décor.

#### **Kitchen**

A good sized kitchen, comprising a range of wall and base units with complementary work surfaces. Appliances and key features include single oven, electric hob, extractor hood, tiled splashback, stainless steel sink unit, plumbing for a freestanding washing machine and fridge freezer, tiled flooring and LED spotlighting.

#### **Master Bedroom**

Large double bedroom with views to the rear, neutral décor, LED spotlighting - potential to be used as a lounge area.

### **LOWER GROUND LEVEL**

#### **Hallway**

#### **Storage**

#### **Bathroom**

A modern four piece bathroom suite in white comprising low level WC, pedestal hand wash basin, panelled bath and separate shower cubicle, chrome towel radiator, tiled flooring, LED spotlighting.

#### **Lounge / Diner**

A large lounge/diner with feature stone fireplace and access to the shared rear garden, neutral Décor - previously used as a bedroom.

### **EXTERNAL**

The property has a shared rear yard with direct access through the lower ground level. Street parking is readily available directly outside the property. Close to local amenities in Whitworth Village centre, with countryside walks in Healey Dell in close proximity. Direct bus routes are available providing ease of access into Rochdale town centre.



## Council Tax Band

We are advised that the property is assessed in Council Tax Band A

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

The subject property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities.



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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