

Whitworth Road, Rochdale OL12 0TF

Offers Over £199,950



ADAMSONS BARTON KENDAL are delighted to introduce to the market this three bedroom semi detached home, occupying an elevated position in this popular and sought after residential area, conveniently located to Rochdale Town Centre and Whitworth. The property is ideally positioned for access to a wide range of excellent local amenities, whilst also being within easy reach of the highly regarded Healey Dell Nature Reserve. With countryside walks and scenic walking routes virtually on the doorstep, this home offers an appealing combination of convenience and access to the outdoors.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

The property is also situated on a popular bus route providing regular access to Rochdale Town Centre and surrounding areas. Rochdale offers a comprehensive range of amenities including shops schools, restaurants, bars , the Riverside Shopping Centre, leisure facilities and excellent motorway links for those commuting further afield.

The accommodation briefly comprises an entrance hall, a generously proportioned lounge, kitchen/diner and a guest WC to the ground floor.

To the first floor are three well proportioned bedrooms and a modern family shower room.

Externally , the property is approached via steps leading to the entrance, with a lawned garden area to either side and on street parking available to the front. To the rear is a private decked patio and tiered garden , providing an outdoor space ideal for relaxing or entertaining, together with the added benefit of a single garage.

This is a fantastic opportunity to purchase a well positioned three bedroom family home in a popular area close to the countryside, local amenities and excellent transport links. Early viewing is highly recommended to fully appreciate the position and accommodation on offer.

Ground Floor

Lounge - 4.19 x 3.39 metres - A large family living area featuring a stylish bay window, feature fireplace and carpet.

Kitchen/Living Area - 3.15 x 5.35 metres - A large open plan living area featuring a range of wall and base units, an integrated oven hob and extractor fan with laminate flooring. The dining area features carpet flooring and rear facing patio doors leading out into the garden.

Hallway - 4.25 x 0.94 metres - An inviting entrance hall with under stairs storage and laminate flooring.

WC - 1.44 x 0.87 metres - A handy ground floor WC featuring lino flooring, a wash hand basin and WC with a frosted glass window.

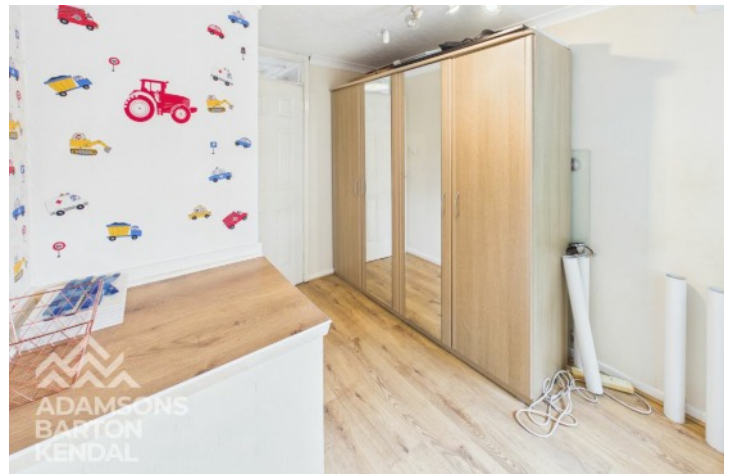
Bedroom 1 - 3.28 x 2.77 metres - A rear facing double bedroom featuring bi fold wooden doors leading into a large storage space, with potential to be used as a walk in wardrobe or study/ dressing area, with laminate flooring.

Bedroom 2 - 4.03 x 2.68 metres - A further double room featuring fitted wardrobes with laminate flooring.

Bedroom 3 - 3.2 x 2.61 metres - A front facing single bedroom with laminate flooring.

Bathroom - 2.37 x 1.66 metres - A 3 piece family shower room featuring a large walk in shower with curved glass screens, a vanity sink unit, WC, with vinyl flooring and a heated towel rail.

Landing - 1.55 x 1.68 metres





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Additional Information

Council Tax Band - B
Energy Performance Cert - C70
Tenure - Leasehold



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