

**Tong Lane, Whitworth OL12 8BE**

**Offers invited in the region of £75,000**



**ADAMSONS BARTON KENDAL** are pleased to introduce this investment opportunity – a 2 bedroom back to back terrace property located in the popular area of Whitworth. Offered for sale with a sitting tenant currently paying £340 per calendar month, this property presents an excellent opportunity for investors.

The property is ideally positioned close to beautiful countryside walks whilst remaining conveniently located for all local amenities, schools and transport links.

**Viewing Strongly Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

Internally, the accommodation briefly comprises a lounge, kitchen, two bedrooms and a three-piece bathroom suite. While the property does require modernisation and upgrading throughout, it offers fantastic potential.

This is a perfect investment opportunity for landlords looking to expand their portfolio with a property that offers both current income and future potential.

Early viewing is highly recommended.

**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**

Entrance Vestibule

Lounge - 4.2m x 4.4m

Kitchen - 3.4m x 1.8m

**First Floor**

Landing

Bedroom 1 - 4.5m x 3.0m

Bedroom 2 - 2.7m x 1.6m

Bathroom - 2.6m x 1.5m



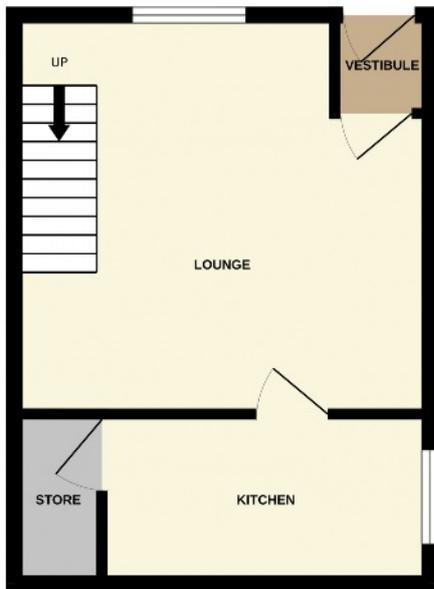
## Additional Information

Council Tax Band - A  
 Energy Performance Cert - TBC  
 Tenure - TBC

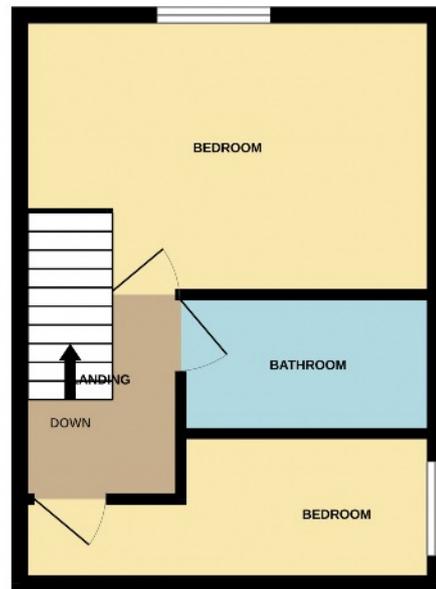
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	Energy efficiency chart	
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR  
 289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
 289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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