

Lobden Crescent Whitworth OL12 8PU

A WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED
FAMILY HOME WITH DRIVEWAY / STUNNING SCENIC VIEWS OF THE VALLEY
AND LARGE SOUTH FACING REAR GARDEN
IDEAL FOR A FIRST TIME BUYER - NO CHAIN



This spacious three bedroom semi detached property is situated in a highly sought after location in Whitworth. The property benefits from UPVC double glazing throughout and a gas fired central heating system. To the ground floor there is an entrance hallway, a good sized lounge and dining area and a fully fitted kitchen. The first floor comprises a double master bedroom, a second double bedroom and single bedroom along with a spacious family bathroom. There is a driveway to the side of the property and a south facing rear garden. The property comes highly recommended and is offered for sale at a competitive price - an ideal investment opportunity or a perfect starter home for a first time buyer

ASKING PRICE £180,000

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk

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 HALLWAY

LOUNGE – 7.0 x 3.7 metres - 22'11" x 12'1"

A spacious lounge/dining area with feature fireplace with gas fire, neutral décor and stunning views from the rear over the valley beyond

KITCHEN – 3.2 x 2.8 metres (10'6" x 9'2")

A fully fitted kitchen with a range of wall and base units with complementary work surfaces, part tiled walls, oven, hob and extractor fan, plumbing for washing machine, sink unit with drainer and space for free-standing fridge/freezer.

First Floor

LANDING

MASTER BEDROOM – 3.5 x 3.8 metres (11'5" x 12'5")

A good sized double master bedroom with stunning views and neutral décor

BEDROOM TWO – 3.7 x 3.8 metres (12'1" x 12'5")

A second double bedroom with fitted wardrobes

BEDROOM THREE – 2.7 x 2.3 metres (8'10" x 7'6")

A third single bedroom with storage space

BATHROOM – 1.6 x 2.6 metres (5'3" x 8'6")

A modern fitted family bathroom with walk in shower, low level WC, pedestal wash hand basin, tiled walls, hand towel rail.

Externally

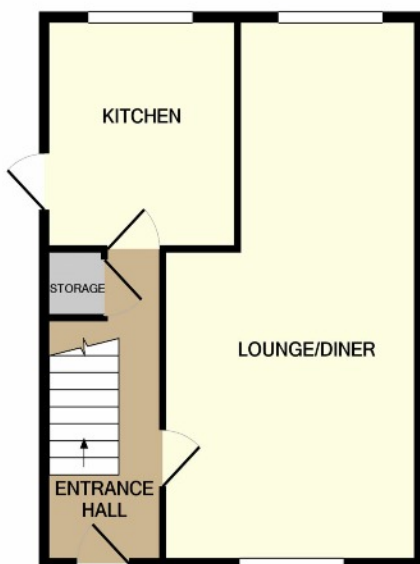
Externally, the property benefits from a small front garden, a side driveway providing off road parking for numerous vehicles and a large, south facing rear garden (giving the option to extend) with patio and lawn section.



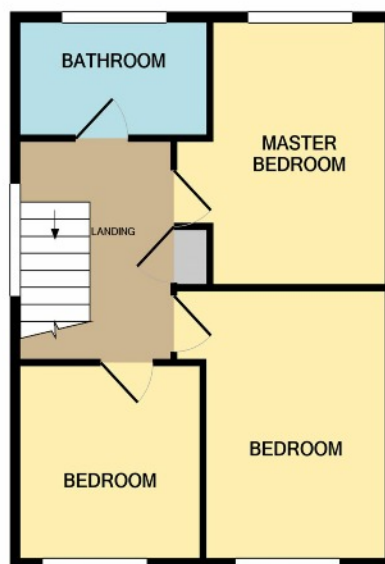
Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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