

**150 Market Street, Whitworth OL12 8SZ**

**Offers invited in the region of £95,000**

### **Investment Opportunity**



**ADAMSONS BARTON KENDAL** are delighted to offer this wonderful Investment opportunity to purchase this 1 / 2 bed roomed, back-to-back terraced property, with a rear garden, situated in the heart of Whitworth, conveniently positioned for access to all the usual local amenities, with countryside walks on your doorstep

**Viewing Recommended - Competitively Priced**

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

**This property is currently occupied by a sitting tenant on an assured shorthold tenancy agreement, with a passing rent of £665 per calendar month.**

**This character property is located in a back street location, to the rear of Market Street, close to Healey Dell Nature Reserve with all the usual local amenities available nearby.**

**The property comprises a two storey mid terraced houses with a lounge and kitchen at ground floor level and at first floor level, a double bedroom, a small bedroom/box room and a bathroom.**

**The property benefits from a gas fired central heating system and double glazed windows and is offered for sale at a competitive price with early viewing highly recommended.**

**THE ACCOMMODATION COMPRISSES:**

(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**

LOUNGE - 4.6 x 4.4 metres - open to

KITCHEN - 4.6 x 1.6 metres - single drainer stainless steel sink unit, range of wall and base units with built in oven, hob and extractor hood

**First Floor**

LANDING built in cupboards

MASTER BEDROOM - 4.6 x 2.6 metres

BEDROOM TWO / BOX ROOM - 1.7 x 2.5 metres

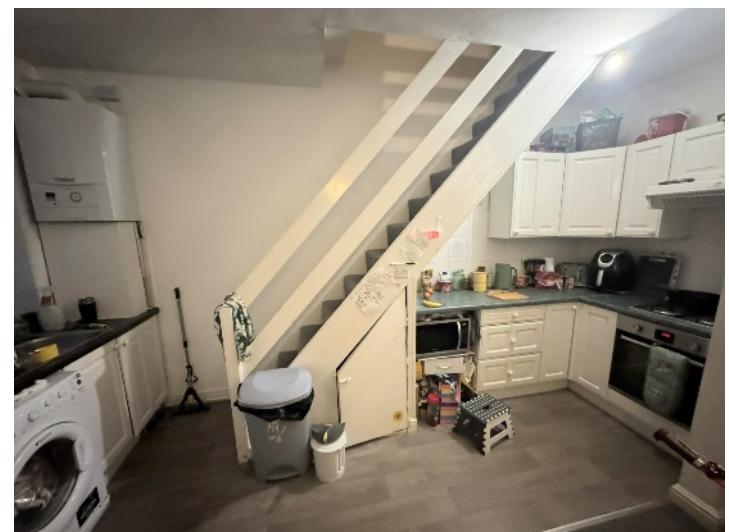
BATHROOM - 2.1 x 1.6 metres - panelled bath with shower above, pedestal wash hand basin low level wc - matching suite in white, tiled walls

**Externally**

There is a rear garden.

**Access**

The property is accessed via a side passage, between the restaurant and the terraced block and is the end property on the left hand side.

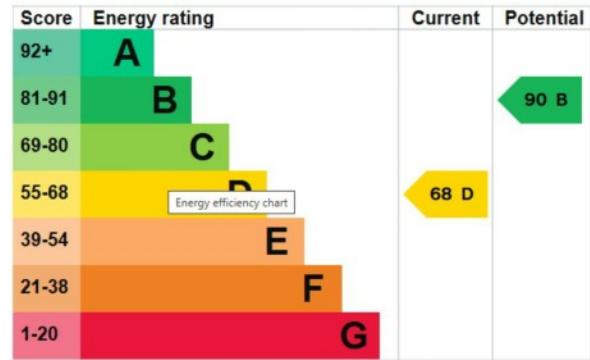


## Additional Information

Council Tax Band - A

Energy Performance Cert - D68

Tenure - TBC



## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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