

# HUNTERS®

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## Kandel Court

Whitworth, Rochdale, OL12 8RN

£185,000





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## Entrance Hall

16'6" x 3'10" (5.03 x 1.17)

Opening into the kitchen. Doors lead to the cloakroom/WC and the lounge with stairs accessing the first floor landing.

## Breakfast Kitchen

9'8" x 8'9" (2.97 x 2.69)

A modern range of base and wall units with space and plumbing for a washing machine, built-in oven and hob, with an integrated fridge freezer. The current owners opened up the space to provide an area for a breakfast table. A window looks out the front aspect.

## Cloakroom/WC

5'10" x 2'10" (1.78 x 0.87)

A two-piece suite briefly comprising of a low-level WC and wash hand basin.

## Lounge

12'11" x 12'11" (3.96 x 3.96)

A light and airy room with plenty of space for furniture with double doors opening out into the garden and a large useful storage cupboard can also be accessed from this room.

## Landing

12'11" x 9'11" (3.96 x 3.04)

Fitted wardrobes have been installed to make great use of the space the landing provides.

## Bedroom 1

12'11" x 7'11" (3.96 x 2.42)

A double bedroom which has been tastefully decorated and looks out over the rear garden.

## Bedroom 2

9'8" x 6'11" (2.97 x 2.13)

This bedroom looks out to the front aspect and makes a wonderful guest bedroom or child's bedroom.

## Bedroom 3

9'8" x 5'8" (2.97 x 1.73)

Currently being used as a single bedroom therefore making it ideal for a child, but would also make a useful home office which is proving invaluable in these current times.

## Bathroom

9'4" x 4'9" (2.87 x 1.45)

Three-piece suite briefly comprising of a low-level WC, pedestal wash hand basin and a bath with a shower over. Tiled walls with a heated towel rail and a window to the rear aspect.

## Garden

To the rear, the garden is larger than average offering a patio seating area and extensive lawn.

## Parking

To the side of the property there is parking for several cars via the double driveway.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

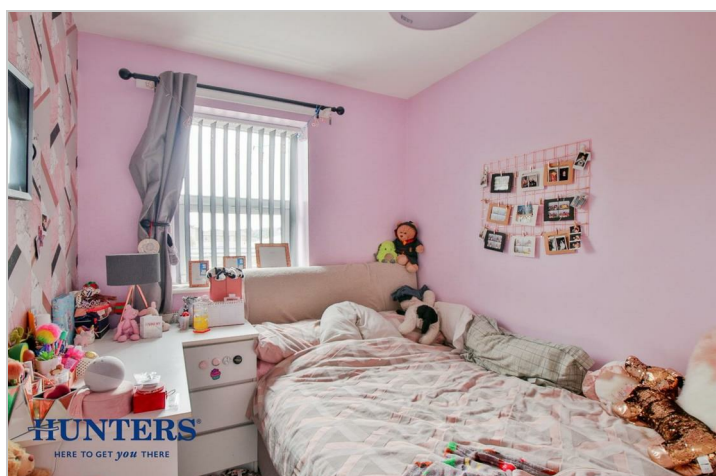
Leasehold Years remaining on lease; 791

Leasehold Annual Service Charge Amount £ 666.12 (£166.53 PAID QUARTERLY)

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; £100-200 PA, N/A, N/A

Council Tax Banding; ROCHDALE COUNCIL BAND B

Tucked away off the main road within the heart of Whitworth Village, is this modern three bedroom end property, with an extended garden and ample parking via the driveway to the side which, subject to planning, provides potential for the property to be extended further. The location is ideal for those looking for a property that is conveniently close to all the local amenities Whitworth has to offer, including schools, shops, cafés, and supermarkets. The setting is also idyllic for those who enjoy beautiful countryside walks the area has to offer which include Healey Dell nature reserve and Cowm Park reservoir. An ideal home for a young family or first time buyers with the added bonus of being on a no through road. Internally the property briefly comprises of a breakfast kitchen, downstairs WC, spacious lounge with great storage, three bedrooms and a family bathroom. Gas centrally heated and double glazed. Call now to arrange a viewing to fully appreciate this home.





Road Map



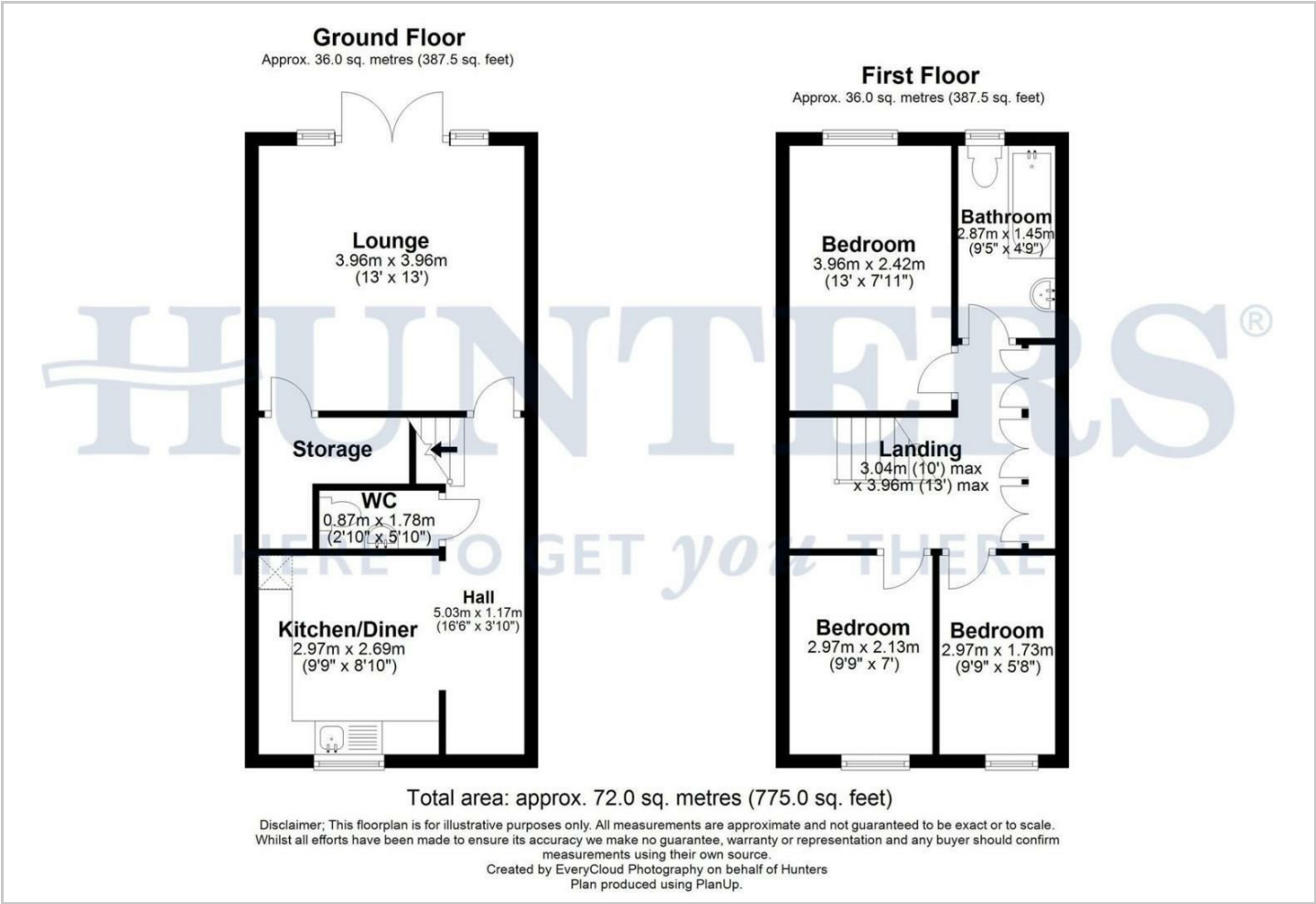
Hybrid Map



Terrain Map



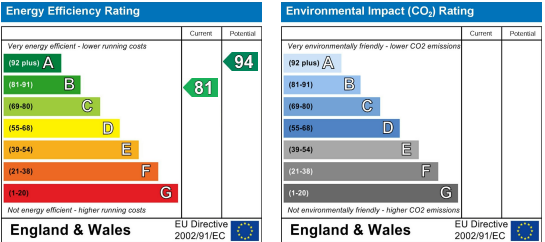
Floor Plan



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.