



## 2 Brenbar Crescent, Whitworth

In Excess of £200,000





## 2 Brenbar Crescent

Whitworth, Rochdale

\*\*\* NO CHAIN / SEMI-DETACHED TRUE BUNGALOW / THREE BEDROOMS / TWO RECEPTION ROOMS / BREAKFAST KITCHEN / UTILITY / THREE PIECE BATHROOM / GATED DRIVEWAY PARKING & DETACHED GARAGE / LARGE CORNER PLOT / CUL-DE-SAC LOCATION / CENTRAL WHITWORTH / HIGHLY SOUGHT AFTER LOCATION / DEVELOPMENT POTENTIAL \*\*\*

Council Tax band: C

Tenure: Leasehold

- No Chain
- Semi-Detached True Bungalow
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Gated Drive & Detached Garage
- Corner Plot
- Cul-De-Sac Location
- Central Village Location
- Development Potential



## Storm Porch

### Entrance Hall

Front facing entrance door, radiator, storage cupboard and loft hatch with drop down ladders.

### Lounge

12' 5" x 11' 2" (3.79m x 3.40m)

Front facing double glazed Bay window and side facing window, two radiators, ceiling coves, feature fire place with electric fire,

### Sitting Room

13' 3" x 10' 0" (4.04m x 3.04m)

Rear facing double glazed window and door giving access to the rear garden, radiator, feature fire place with gas fire, seating area, ideal as a sitting room or dining room, access to the hall and breakfast kitchen.

### Breakfast Kitchen

12' 8" x 8' 1" (3.86m x 2.46m)

Side & rear facing double glazed windows and side facing door giving access to the garden, radiator, fitted kitchen with a selection of wall and base units, work surfaces, splash back tiling, sink & drainer, cooker point, extractor, dining area, tiled floor, access to the utility and sitting room.

### Utility Room

5' 4" x 4' 3" (1.62m x 1.30m)

Front facing window, space for a free standing fridge freezer, plumbed for automatic washing machine and wall mounted boiler.

### Bedroom One

10' 0" x 11' 3" (3.06m x 3.42m)

Rear facing double glazed window, radiator, double room, fitted wardrobes.





### Bedroom Two

11' 7" x 8' 6" (3.53m x 2.60m)

Front facing double glazed window, radiator, double room, fitted wardrobes.

### Bedroom Three

8' 0" x 6' 2" (2.43m x 1.89m)

Front facing double glazed window, radiator, single bedroom or office.

### Bathroom

6' 0" x 8' 5" (1.84m x 2.56m)

Rear facing double glazed frosted window, radiator, three piece suite comprising of WC, pedestal sink and panel bath, electric shower & screen, tiled walls and floor.

### Loft Space

Accessed via drop down ladders, part boarded, light, side facing window.

### Detached Garage

9' 9" x 16' 5" (2.98m x 5.01m)

Manual garage door, rear facing window & side facing door, lights and power.

### Revalo Insight

Tenure: Leasehold / Title No: LA502576 / Class Of Title: good / Tax Band: C / Date: 24 January 1957 / Term: 999 years (less 10 days) from 30 April 1859 / Rent: £4 / Parking: Gated drive & detached garage.





## GARDEN

Corner plot with front & rear lawned gardens, paved patio, planting beds, external storage cupboard and walled & hedged boundaries.

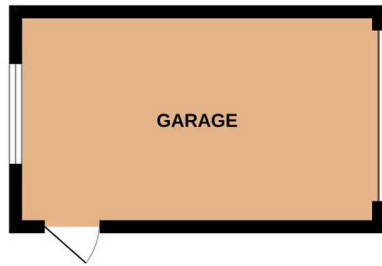
Ample off road parking with gated driveway and detached garage.



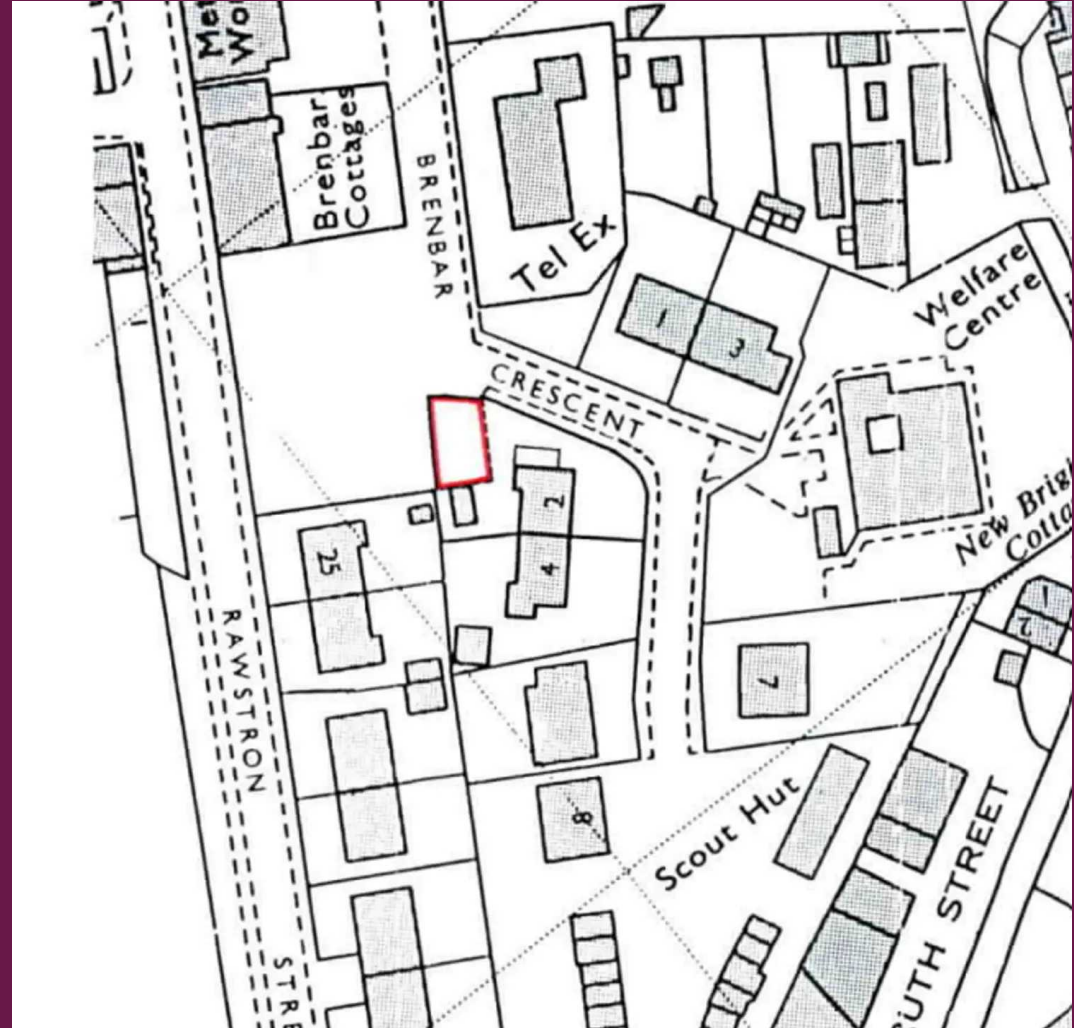
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GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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## Revilo Homes & Mortgages- Rochdale

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