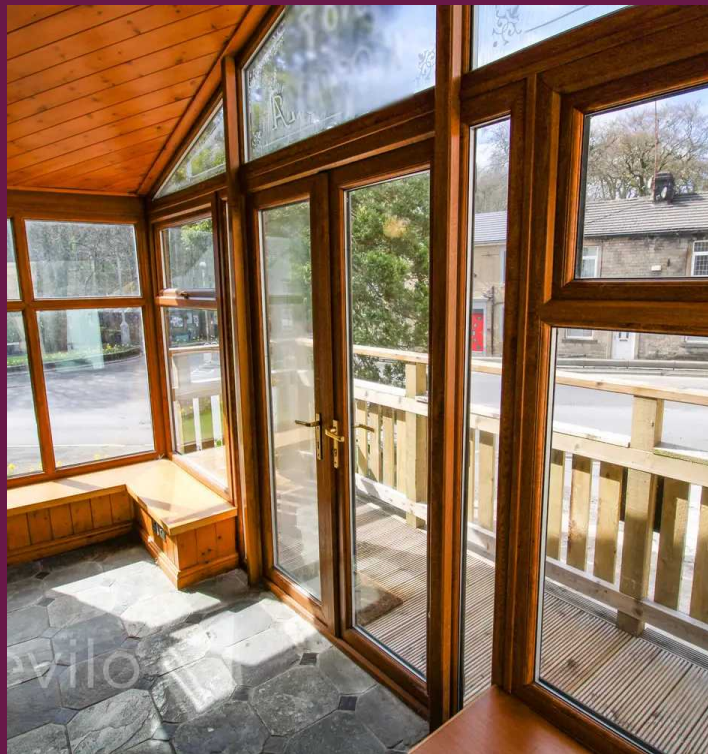




## 7 Ending Rake, Whitworth

Offers in Region of £195,000





## 7 Ending Rake

Whitworth, Rochdale

\*\*\* NO CHAIN / UNIQUE STONE COTTAGE / TWO DOUBLE BEDROOMS / LOUNGE WITH VAULTED CEILING / BALCONY / BESPOKE BREAKFAST KITCHEN / FOUR PIECE BATHROOM / FLOATING FISH TANK / ATTIC SPACE / EXPOSED BEAMS / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: B

Tenure: Leasehold

- No Chain
- Semi-Detached Stone Cottage
- Two Bedrooms
- Bespoke Breakfast Kitchen
- Four Piece Bathroom
- Attic Room
- Vaulted Ceiling & Exposed Beams
- Balcony
- DG & GCH
- Viewings Highly Recommended





### Entrance / Conservatory

4' 11" x 14' 10" (1.51m x 4.51m)

Front facing double glazed French doors, front & side facing double glazed windows, electric roller shutter giving access to the breakfast kitchen, radiator, walled lights, tiled floor.

### Breakfast Kitchen

12' 4" x 15' 3" (3.75m x 4.64m)

Front and side facing double glazed windows, heated towel rail, exposed beams, ceiling spot lights plus wall lights, bespoke fitted kitchen with a good selection of base units, complimentary work surfaces, central seating island, range cooker, extractor, Belfast sink, integrated washing machine, dish washer, fridge & freezer, tiled walls and floor steps leading up to the lounge.

### Lounge

11' 11" x 18' 0" (3.64m x 5.49m)

Side facing double glazed window and side facing double glazed French doors giving access to the decked balcony plus two side facing Velux windows, radiator, vaulted ceiling, exposed beams, floating fish tank, wooden flooring, steps leading up to the master bedroom.

### Balcony

Wooden decked balcony with seating area.

### Bedroom One

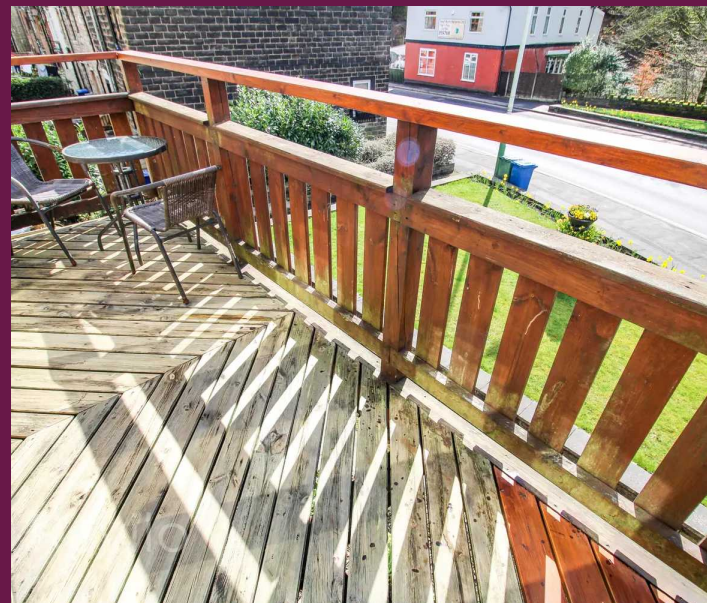
11' 3" x 16' 0" (3.44m x 4.89m)

Front & side facing double glazed windows, side facing Velux window, radiator, ceiling spot lights, vaulted ceiling, exposed beams, fitted storage, double room.

### Bedroom Two

7' 9" x 11' 6" (2.36m x 3.51m)

Side facing double glazed window, radiator, double room, loft hatch with drop down ladders.





### Bathroom

7' 3" x 7' 11" (2.20m x 2.42m)

Side facing double glazed frosted window, heated towel rail, four piece suite comprising WC, pedestal sink, corner jacuzzi bath and walk in steam shower, tiled walls and floor, extractor.

### Attic Room

Accessed via drop down ladders in bedroom two, boarded attic space and boiler cupboard.

### Reviso Insight

Tenure: Leasehold / Title No: LA753767 / Class Of Title: Good / Date : 6 July 1869 / Term : 999 years from 29 September 1868 / Rent : £2.10s.0d / Tax Band: B / Parking: Driveway  
Parking to front





Wooden decked balcony with seating area.

Parking to the front of the property.



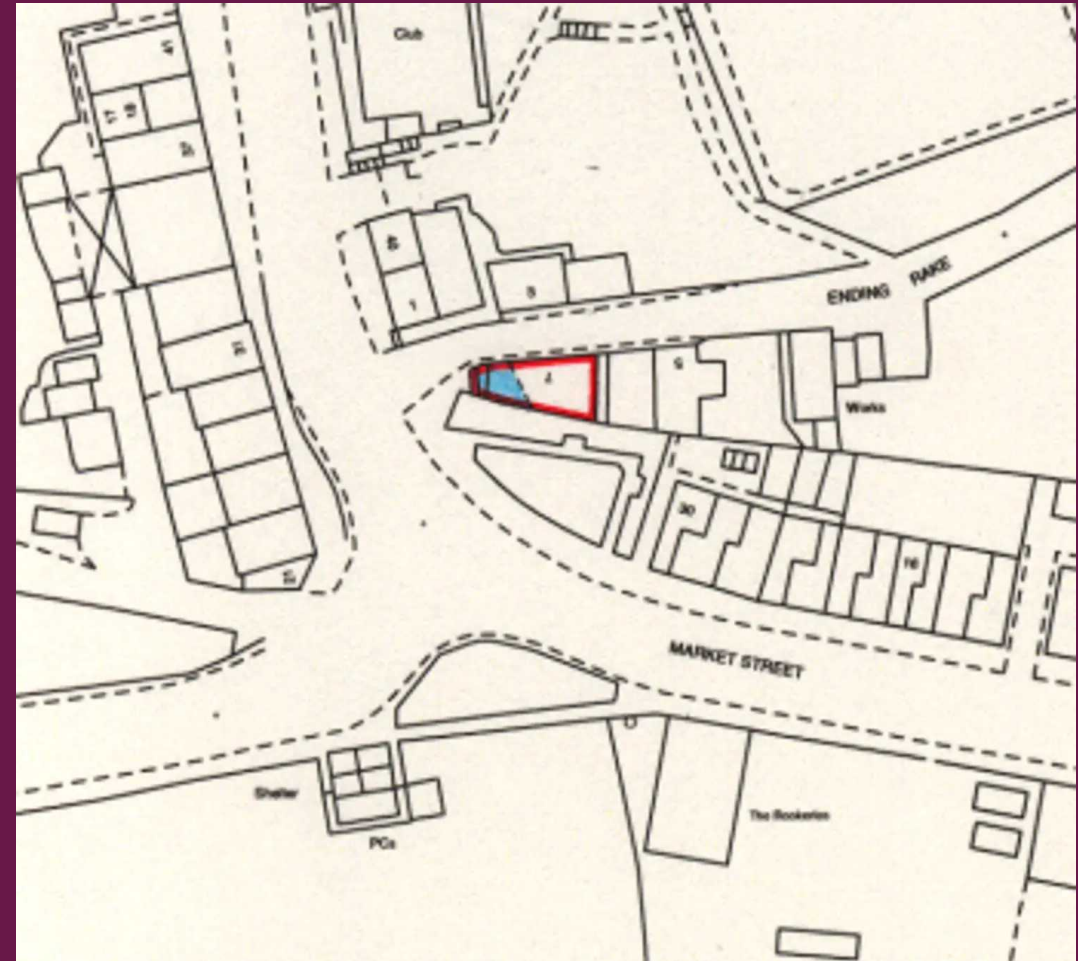


GROUND FLOOR



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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