



5 Union Street

Whitworth | OL12 8PR



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## Overview

- Semi-Detached Cottage
- In The Heart Of Whitworth Village
- Three Bedrooms
- Large Lounge / Dining Room
- Fitted Kitchen
- Bathroom & Separate WC
- Garden At The Rear
- Original Character Features
- Close To Healey Dell
- Stone Fronted
- No Chain



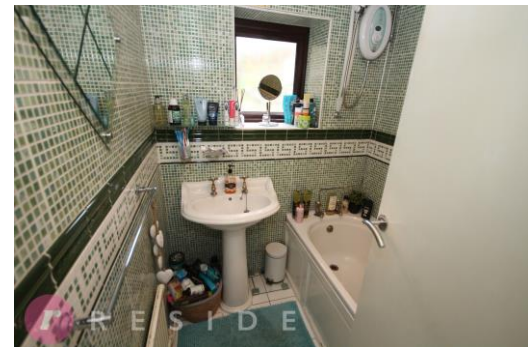
## Semi-Detached Three Bedroom Character Cottage In The Heart Of Whitworth Village

This deceptively spacious semi-detached cottage is filled with character. The local area boasts some fantastic scenic walks whilst also having easy access to Lobden Golf Course, Whitworth village amenities and good local schools such as Whitworth Community High School and Tonacliffe Primary School yet still with easy access into Rochdale & Rawtenstall town centres and the motorway network.



Internally, the spacious family home is filled with character whilst boasting an entrance vestibule, lounge / dining area, fitted kitchen, three double bedrooms, bathroom and separate wc.

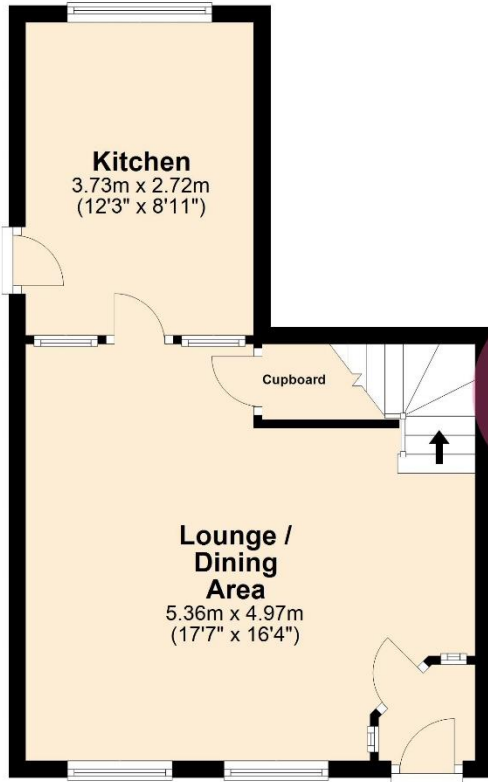
The property also benefits from having gas central heating and upvc double glazing throughout.



There is a private garden at the rear and the property is freehold!

### Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".