



13 Taylor Street

Whitworth | OL12 8PT

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Overview

- Recently Refurbished
- Extended Stone Cottage
- Two Double Bedrooms
- Plus Attic Room / Study
- Open-Plan Living & Kitchen
- Basement Store Room
- Modern Shower Room
- Landscaped Rear Garden
- Countryside Views
- No Chain
- Freehold



Recently Refurbished End-Terraced House With Countryside Views

Being recently refurbished to a high standard, this extended cottage affords living accommodation spanning three floors comprising of an open-plan living & kitchen space on the ground floor, two double bedrooms with modern shower room and a versatile attic room that could be an additional guest bedroom or home office.

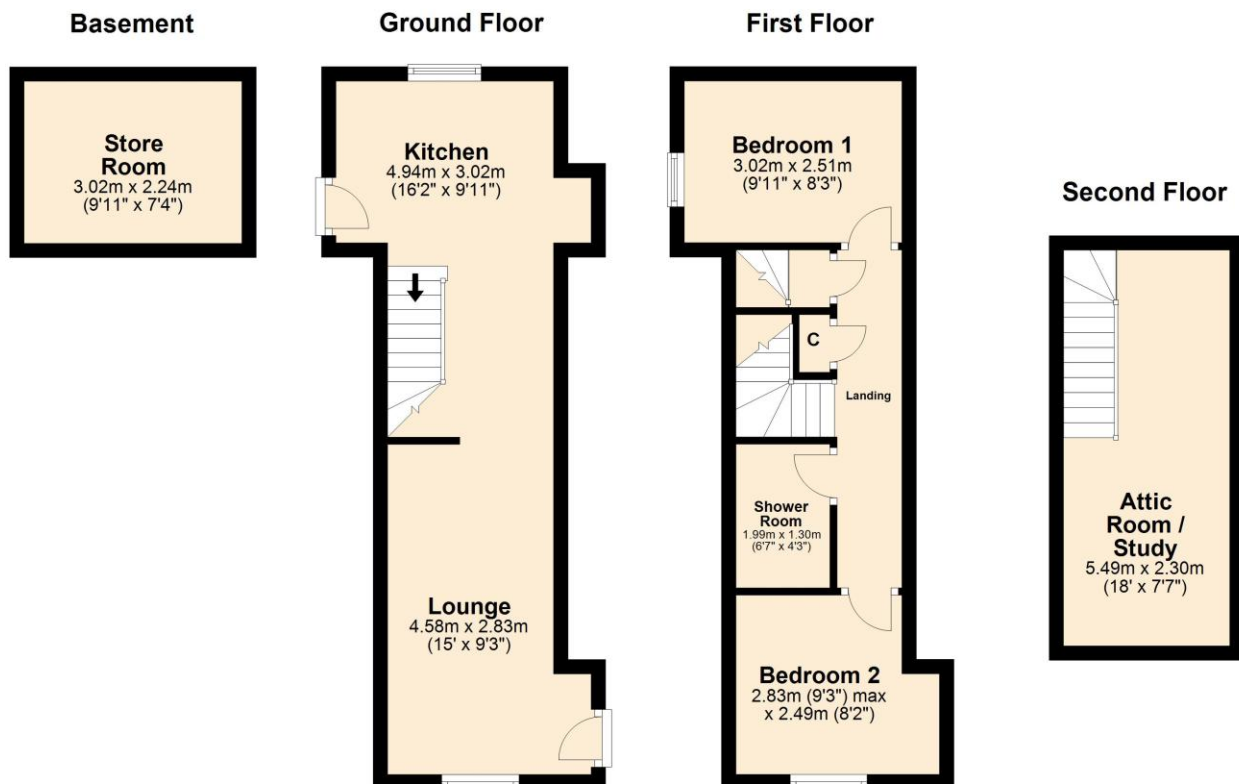


At the rear, the delightful home offers a landscaped garden with raised flower beds whilst backing onto a pleasant open aspect and boasting countryside views.

The property also benefits from having new upvc double glazing and a new gas central heating system.



Nestled in the heart of Whitworth village, 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.



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"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".