



# 71 Tonacliffe Road

Whitworth | OL12 8SJ



# 71 Tonacliffe Road

Whitworth | OL12 8SJ



## Overview

- Double Fronted
- Semi-Detached True Bungalow
- Two Double Bedrooms
- Fitted Dining Kitchen
- Three-Piece Bathroom
- Landscaped Gardens
- Detached Single Garage
- Set In An Elevated Position
- Stunning Countryside Views
- No Chain
- Close Proximity To Local Amenities



## Two Bedroom Semi-Detached True Bungalow With Stunning Countryside Views

Set in an elevated position, this double fronted semi-detached true bungalow affords stunning views over Spring Mill reservoir and into the adjacent valley. The property is conveniently located on the doorstep of Brown Wardle and Healey Dell Nature Reserve, in addition to being within walking distance of Lobden Golf Course and Whitworth village amenities yet still with easy access into Rochdale & Rawtenstall town centres and the motorway network.



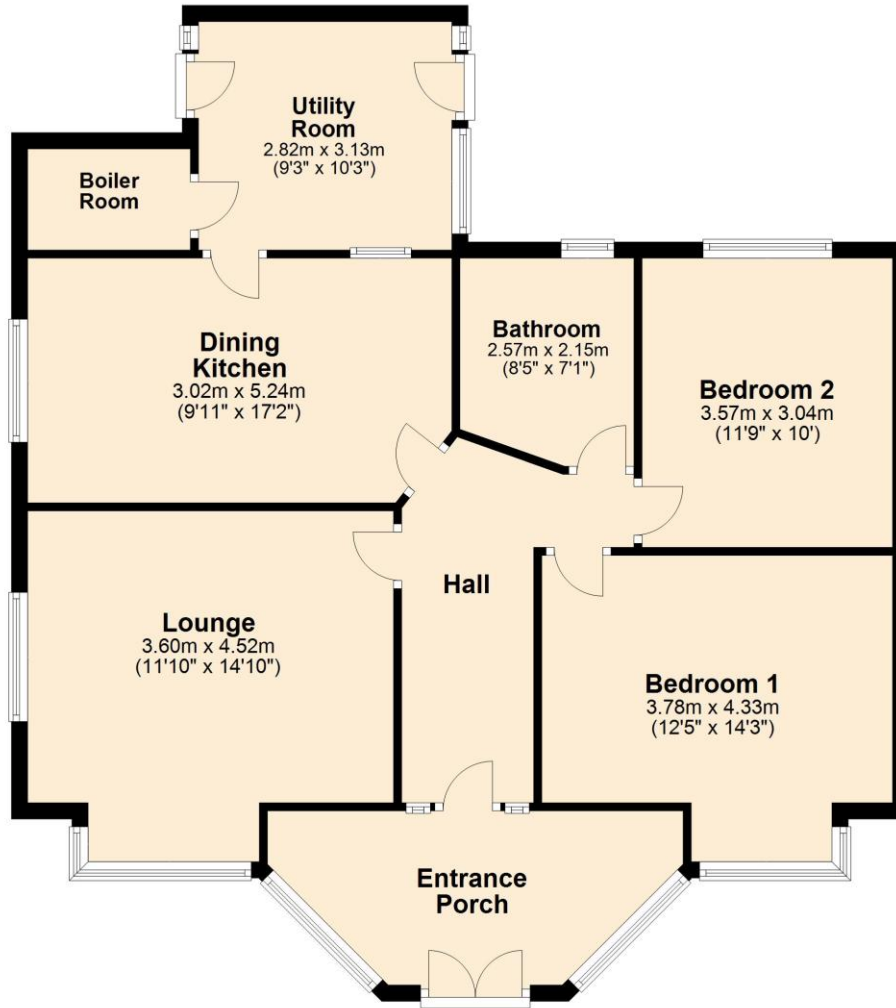
Internally, the bungalow offers spacious living accommodation with fantastic potential comprising of a lounge, fitted dining kitchen, utility room, two double bedrooms, and three-piece bathroom. The property also benefits from having gas central heating and uPVC double glazing throughout.



Externally, the steps and sun terrace at the front have been recently landscaped providing easy access into the home and the perfect place to enjoy the delightful countryside views. The garden at the rear is tiered with a patio and lawns with flower beds - each providing different views of the adjacent valley and beyond. There is also a detached single garage located at the front.

## Ground Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.2 sq. feet)

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)

     [rightmove](#) [Zoopla](#) [PrimeLocation.com](#)

"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".