



16 Westfield Close

Norden | OL11 5XB

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## Overview

- Semi-Detached House
- Three Bedrooms
- Sought-After Location
- Fitted Dining Kitchen
- Modern Shower Room
- South Facing Rear Garden
- Summerhouse/Bar
- Large Driveway
- Far Reaching Views
- On The Doorstep Of Norden
- No Chain



## Three Bedroom Semi-Detached House On The Doorstep Of Norden Village

Being sold with no chain, this semi-detached house is located within a sought-after development on the doorstep of Norden village whilst boasting far reaching views and a South facing rear garden with summerhouse. The home gives easy access to amenities including cafes, pubs, bars and restaurants whilst also within easy reach of some excellent local primary schools.





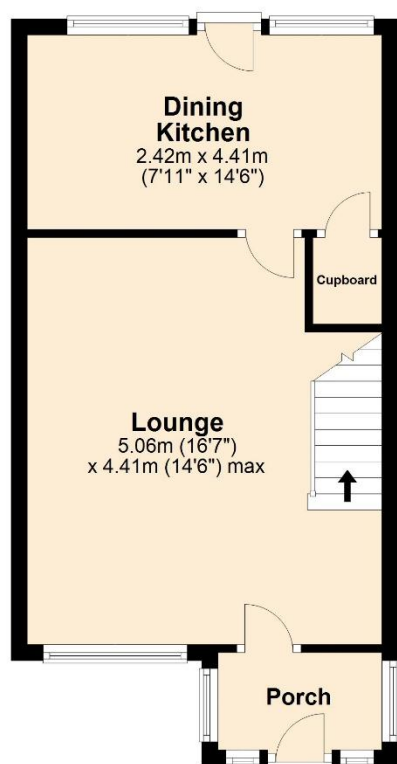
Internally, the well-presented home offers ideal first-time buyer living accommodation comprising of an entrance porch, lounge, fitted dining kitchen with integrated appliances, three bedrooms and a modern shower room.

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

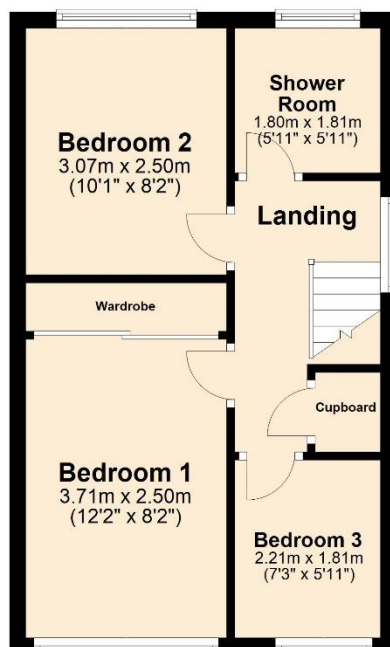


A large driveway at the front of the home provides ample parking for several cars. The low maintenance garden at the rear is South facing whilst boasting artificial lawn, raised decking and a practical summer house with power and light.

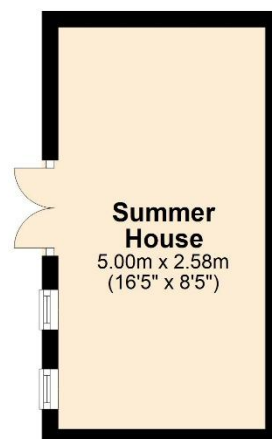
## Ground Floor



## First Floor



## Outbuilding



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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".