



 RESIDE

50 Woodhouse Lane | Norden | Rochdale OL12 7SD

www.reside.agency



50 Woodhouse Lane

Norden | OL12 7SD

This charming four-bedroom semi-detached house, located in the heart of the picturesque Norden Village, offers a perfect blend of classic character and modern comfort. With its spacious interiors, extensive rear garden, and a host of desirable features, this property is an ideal family home.

The property boasts a traditional pre-war façade with classic architectural details that reflect its historical charm. The semi-detached house is set back from the road, featuring ample off-road parking and a pathway leading to the front entrance.

Upon entering, you are greeted by a welcoming hallway that leads to the living areas. The ground floor comprises a spacious living room with large bay window, allowing ample natural light to flood the space. The modern kitchen has been thoughtfully extended and upgraded, offering ample storage, appliances, and a central island with breakfast bar that overlooks the garden. Adjoining the kitchen is a cosy yet sizable dining room, perfect for family meals. There is also a convenient utility room with additional storage and laundry facilities. The additional downstairs bedroom is perfect for children, guests, or even a home office.

The first-floor hosts three well-proportioned bedrooms, each with its own unique charm. The bedrooms feature fitted large windows with delightful views of the surrounding open aspects. The property includes a modern family shower room on the first

floor, equipped with contemporary fixtures and fittings. There is also a ground-floor WC for added convenience.

One of the standout features of this property is its extensive rear garden. The expansive outdoor space is beautifully landscaped with shrubs, and flowerbeds, providing a serene and private retreat. There is a patio area, perfect for al fresco dining and summer gatherings, as well as a well-maintained lawn for children to play.

Situated in the heart of Norden Village, this home offers the best of both worlds—tranquil village living with easy access to local amenities. The village is known for its community spirit, excellent schools, and scenic countryside walks. Additionally, it is well-connected to nearby towns and cities, making it a convenient location for commuters.

This extended four-bedroom pre-war semi-detached house is a rare find in Norden Village. Its blend of historical charm, modern amenities, and expansive outdoor space makes it an exceptional family home. Viewing is highly recommended to fully appreciate all that this property has to offer.





To view this property call Reside on **01706 356633**





4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

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".