



## 1 Lower Standrings, Bagslate Moor Road

Norden | OL11 5YW

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## Overview

- Character Cottage
- Two Bedrooms
- Easily Converted Into Three
- Fitted Dining Kitchen
- Four-Piece Bathroom
- Off-Road Parking
- Private Rear Garden
- Sought-After Location
- Doorstep Of Norden Village
- Fantastic Potential
- No Chain



## Two Bedroom Character Cottage On A Small Sought-After Development

Offering fantastic potential, this Character Cottage is situated on a highly sought-after small development on the doorstep of Norden village and Rochdale golf course, in addition to other excellent local amenities including pubs, restaurants, good local schools and into the beautiful open countryside yet also with easy access to Rochdale / Bury town centres and motorway network.





Internally, the deceptively spacious property offers versatile living accommodation comprising of an entrance porch, large lounge, fitted kitchen with dining area, rear porch, two bedrooms which could easily be converted into three bedrooms and a four-piece bathroom.

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

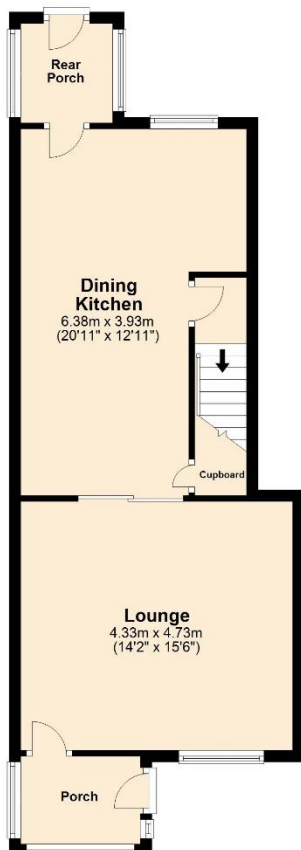


Set well back from the road, the cosy cottage sits on a highly sought-after small development on the doorstep of Norden village. The cottage affords a shared garden to the front, in addition to ample off-road communal parking. A private South facing garden is situated at the rear.

The property is Freehold!

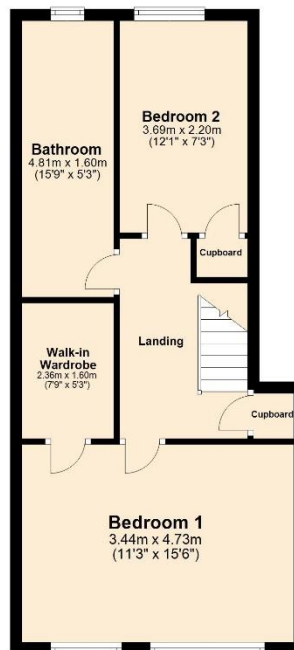
### Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



### First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 98.1 sq. metres (1055.5 sq. feet)

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Plan produced using PlanUp.

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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".