



31 Brooks End

Norden | OL11 5XX

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## Overview

- Semi-Detached House
- Three Bedrooms
- Elevated Position
- Driveway To The Front
- Far Reaching Views
- In Need Of Modernization
- Popular Development
- On The Doorstep Of Norden Village
- Fantastic Potential
- Easy Access To Transport Links
- No Chain



## Three Bedroom Semi-Detached Situated In A sought After Cul De Sac

Beautifully presented semi-detached house situated in a highly sought after Cul de sac location within walking distance of Norden village and beautiful open countryside yet with easy access to Rochdale/Bury centres and excellent transport links.





Internally, the ideal family home offers larger than average living accommodation comprising a hall, good sized lounge, fitted dining kitchen, three bedrooms, three-piece bathroom, gas central heating and UPVC double glazing.

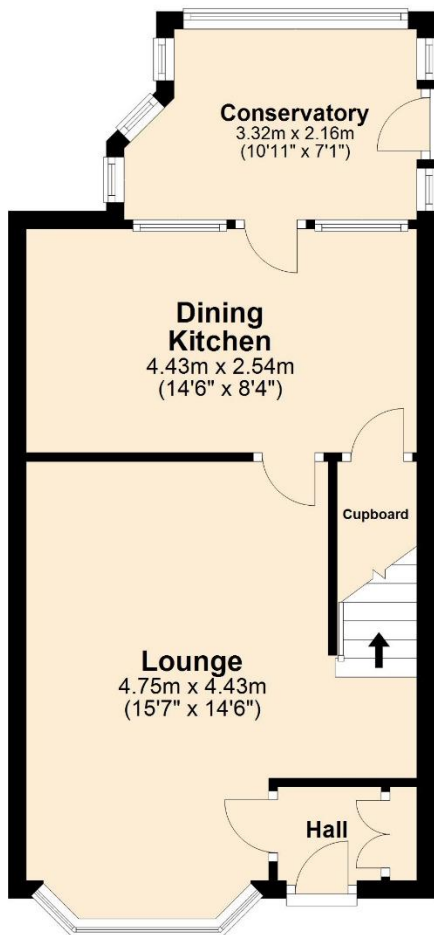


Externally, the property offers delightful countryside views to the front with a single driveway, and to the rear there is a tiered private garden.

IDEAL FAMILY HOME!

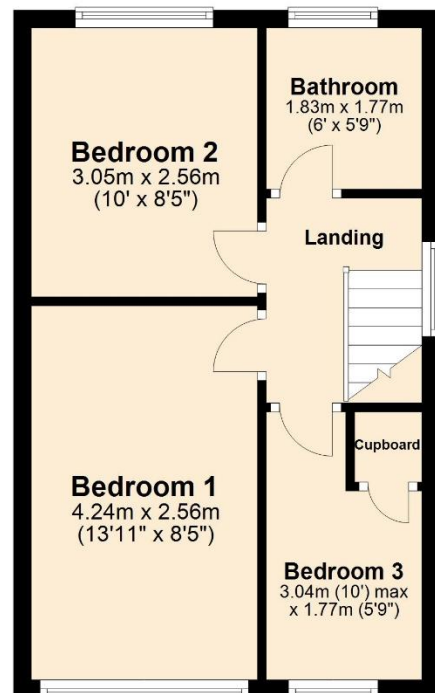
## Ground Floor

Approx. 40.0 sq. metres (430.0 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 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".