



744 Edenfield Road

Norden | OL12 7PP



# 744 Edenfield Road

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## Overview

- Deceptively Spacious
- End-Terraced House
- In The Heart Of Norden Village
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Basement Level Storage
- Garden Fronted
- Shared Rear Garden
- In Need Of Some Modernisation
- No Chain



## Three Bedroom End-Terraced House In The Heart Of Norden Village

Located in the heart of Norden village, this end-terraced house offers ideal first-time buyer living accommodation and fantastic potential!

Being in such a prime location in the area you have easy access to all the local amenities including schools and transport links. The

house boasts an attractive stone exterior, with a garden at the front.



Internally, the deceptively spacious home offers ideal first-time buyer living accommodation comprising of an entrance hall, two reception rooms, a modern kitchen, basement level storage, three bedrooms and a four-piece bathroom.

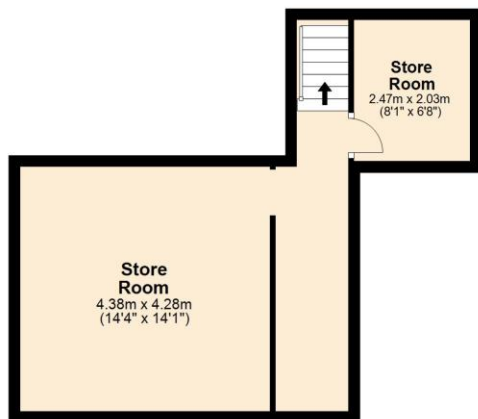
The property also benefits from having gas central heating and upvc double glazing throughout.



Located in the heart of the village, the cottage style property occupies a corner plot with forecourt garden that could easily be enclosed. To the rear, a shared garden with two neighbouring properties.

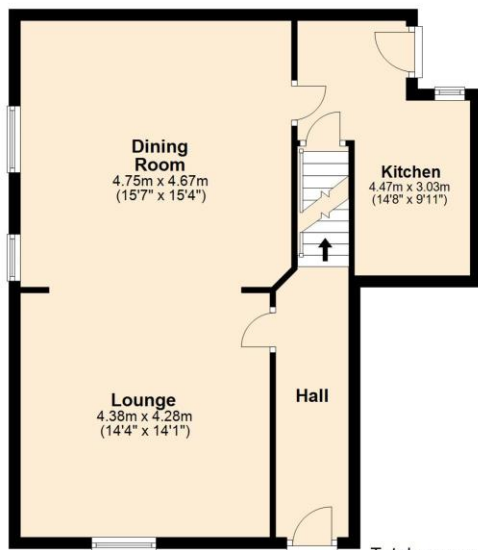
### Basement

Approx. 32.2 sq. metres (346.8 sq. feet)



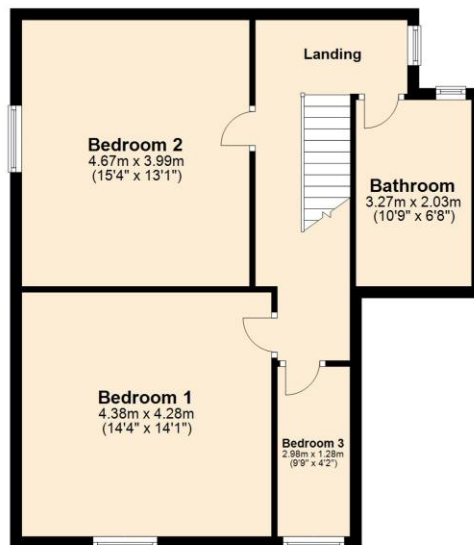
### Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



### First Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 152.7 sq. metres (1644.0 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".