



1 Carfax Fold

Norden | OL12 7GH

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## Overview

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen
- Modern Bathroom
- South-West Facing Rear Garden
- Ample Off-Road Parking
- Sought-After Development
- On The Doorstep Of Norden Village
- Convenient Location
- Ideal Family Home



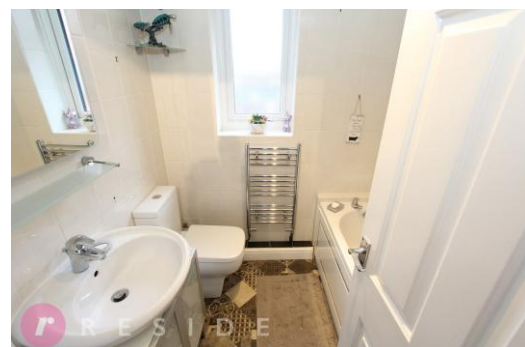
## Three Bedroom Semi-Detached House On The Doorstep Of Norden Village

Situated on the doorstep of Norden village, this immaculate extended semi-detached house boasts some beautiful family living accommodation also within walking distance of the open countryside yet with easy access to excellent local schools, Rochdale/Bury town centres and the motorway network.





Internally, the family home has no expense spared with living accommodation comprising of a porch, spacious lounge with log burner, stylish fitted kitchen, dining room, three bedrooms and a modern bathroom. The property also benefits from having gas central heating, and upvc double glazing throughout.

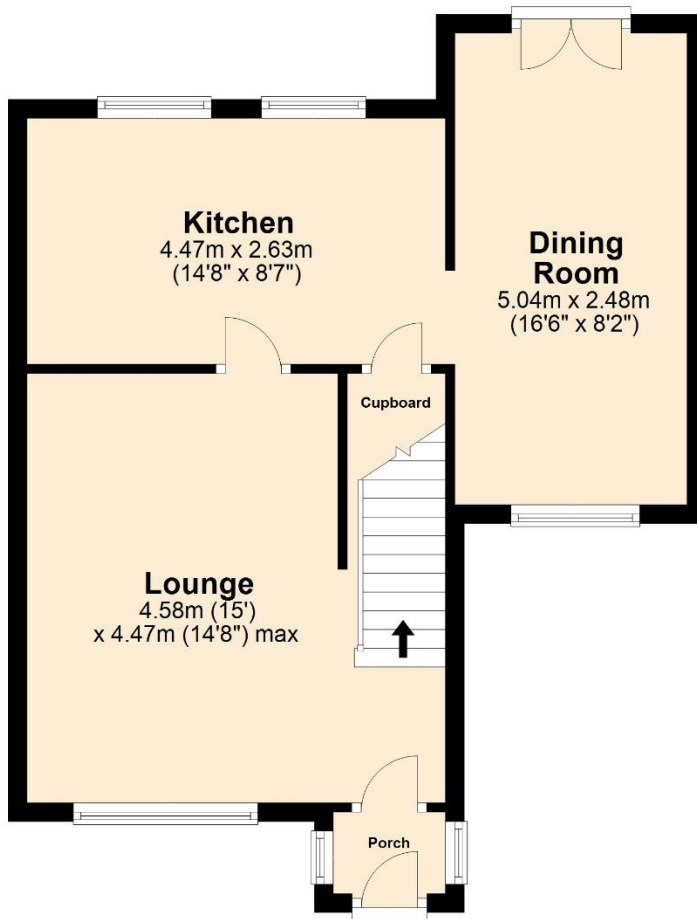


Externally the property has a lawn garden at the front with driveway boasting ample off-road parking. At the rear of the property, there is a fully enclosed South-West with artificial lawn and a large patio area.

The property is FREEHOLD!

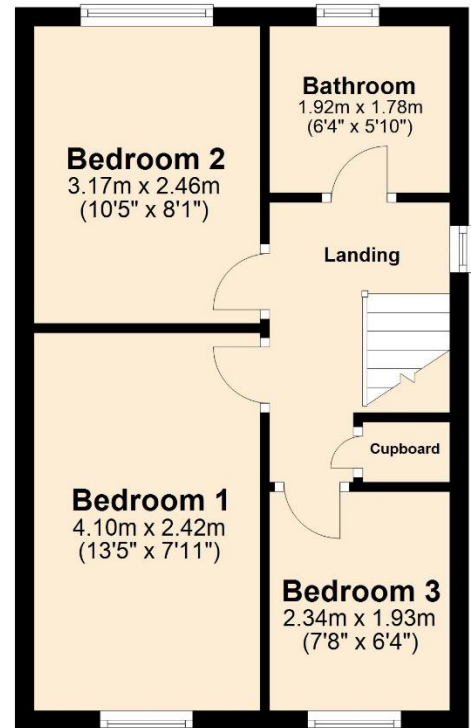
## Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 79.4 sq. metres (855.2 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".