



103 Clay Lane

Norden | OL11 5QW

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Overview

- Detached True Bungalow
- Two Double Bedrooms
- Versatile Living Accommodation
- Three Bathrooms / En-Suites
- Two Reception Rooms
- Detached Single Garage
- In & Out Driveway
- Private South Facing Rear Garden
- Large Plot
- Excellent Local Amenities
- No Chain



Two Bedroom Detached True Bungalow On The Doorstep Of Ashworth Valley

Situated on the doorstep of Ashworth Valley, this individually built detached true bungalow offering fantastic ground floor living accommodation, with residents benefiting from being in close proximity to excellent local amenities including bars, restaurants and shops. As well as having easy access to transport links.



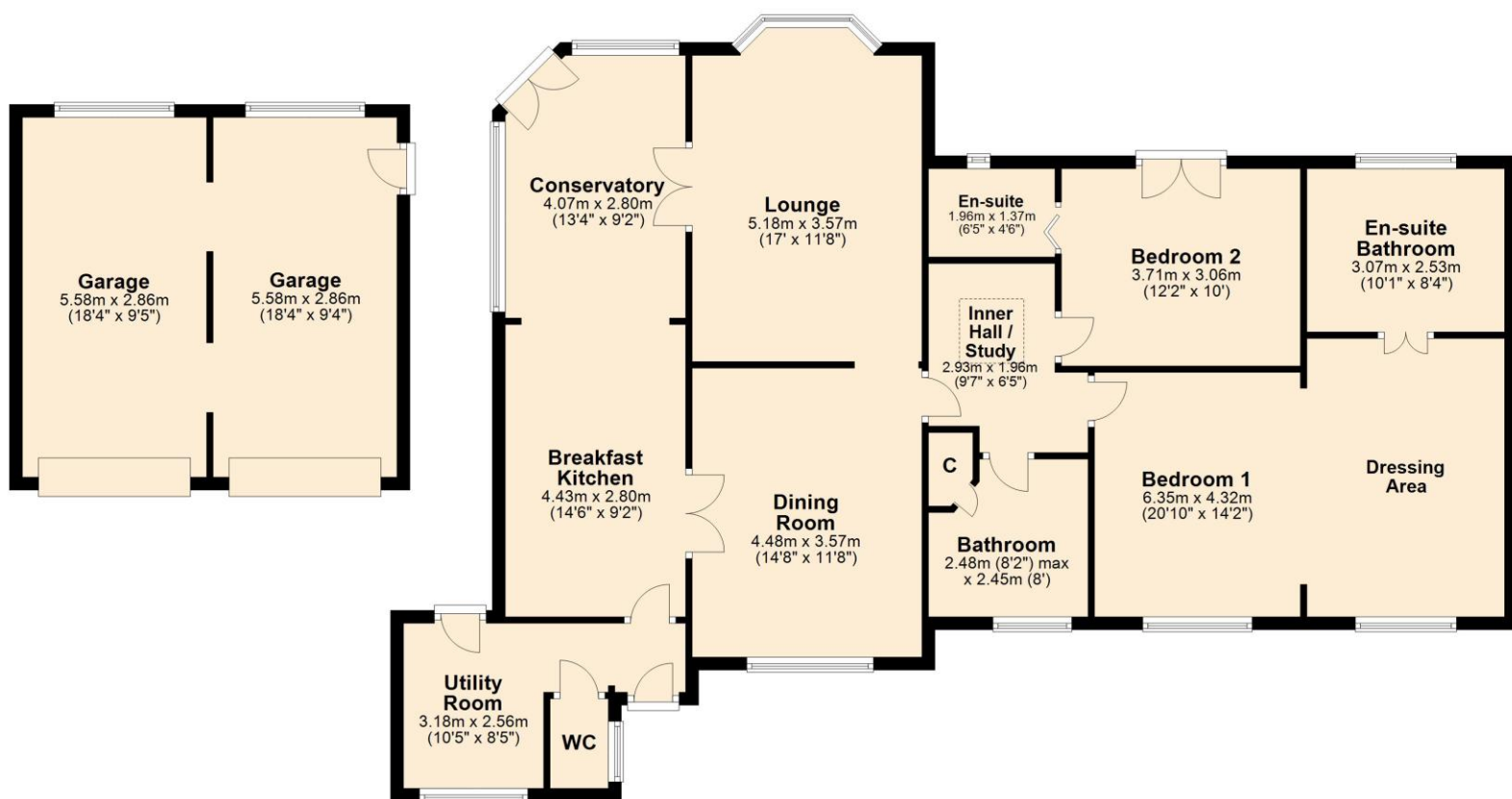
Internally, the property offers spacious and versatile living accommodation comprising of an entrance porch, separate w/c, two reception rooms, breakfast kitchen, conservatory, utility room, inner hall/study, two double bedrooms with en-suites and a three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



Situated on a generous plot, the detached bungalow is positioned well away from the road and features a spacious in-and-out driveway providing ample parking for multiple vehicles. A detached double garage sits to the side of the property and offers potential for conversion into additional living space (subject to planning permission). At the rear, a private south-facing lawned garden is enclosed by tall hedge borders, enhancing privacy.

Ground Floor

Approx. 163.2 sq. metres (1756.2 sq. feet)



Total area: approx. 163.2 sq. metres (1756.2 sq. feet)

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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".