



r RESIDE

9 Martins Field | Norden | Rochdale OL12 7NT

www.reside.agency



9 Martins Field

Norden | OL12 7NT

This superbly positioned semi-detached family home offers modern living on the doorstep of Norden village. Tucked away in a quiet cul-de-sac, yet only a short stroll from the heart of Norden village, the property combines convenience, comfort, and charm.

Upon entering the property, a welcoming hallway provides access to the lounge and stairs to the first floor. The lounge is bright and inviting featuring a brand new contemporary feature fireplace as its focal point. The bay window at the front of the home floods the room with natural light.

Beautifully presented and designed with family life in mind, the kitchen offers a range of fitted wall and base units, ample worktop space, and room for modern appliances. The open-plan layout flows effortlessly into the conservatory, making it ideal for both everyday living and entertaining. A versatile space, the conservatory is currently used as an additional dining and family area, with direct access out to the rear garden. This room ensures the ground floor is filled with light and provides a natural extension to the living accommodation.

Heading upstairs, you are greeted by a well-laid out landing with access to all three bedrooms and a family bathroom. There are two comfortable double bedrooms and a single bedroom which would be an ideal childs room or home

office. The family bathroom is fitted with a three-piece suite comprising panelled bath with shower over, low-level WC, and wash hand basin with vanity.

To the front, the property benefits from a driveway to the side providing off-road parking. The rear garden enjoys a South-West facing aspect, catching the best of the afternoon and evening sun, with a mix of lawn and patio - perfect for summer entertaining and outdoor family life.

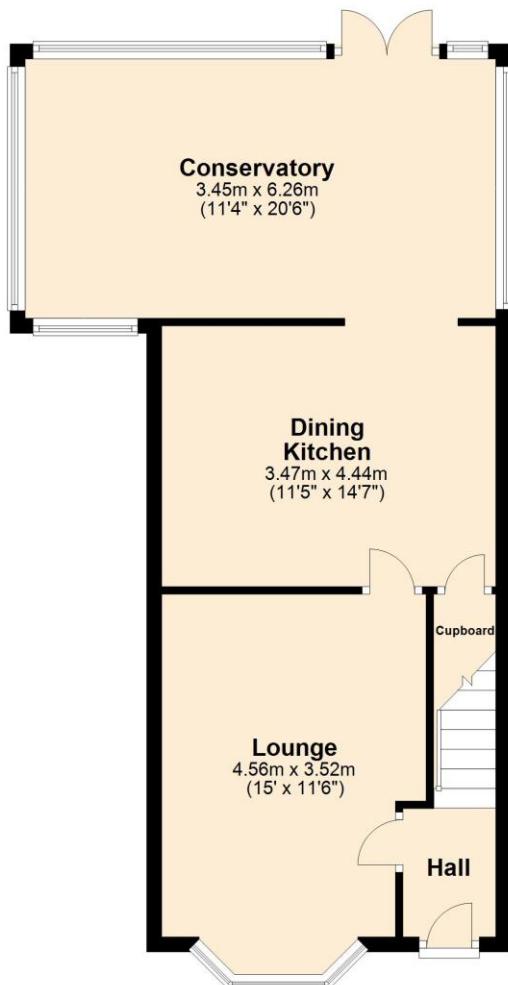
Just a short stroll from the front door, the vibrant village centre provides a range of independent shops, cosy cafés, popular restaurants, and traditional pubs. Everyday amenities, including supermarkets, a post office, and medical facilities, are all within easy reach.

For families, the property is ideally located close to highly regarded schools, while leisure opportunities abound with Norden Golf Club, cricket and football clubs, and scenic countryside walks across Greenbooth Reservoir and Ashworth Valley all nearby.

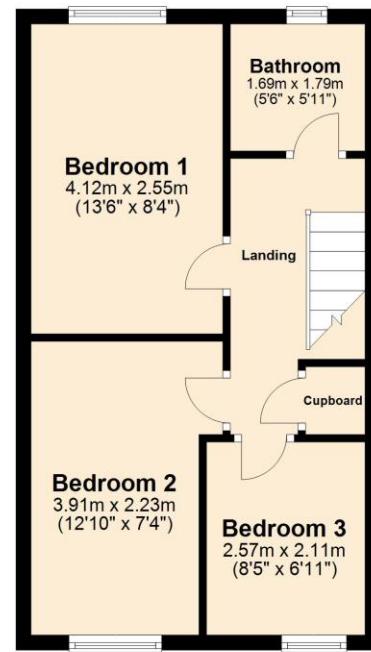


To view this property call Reside on **01706 356633**

Ground Floor



First Floor



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency



www.reside.agency

"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".