



4 Moor Hill | Norden | Rochdale OL11 5YB

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Norden | OL11 5YB

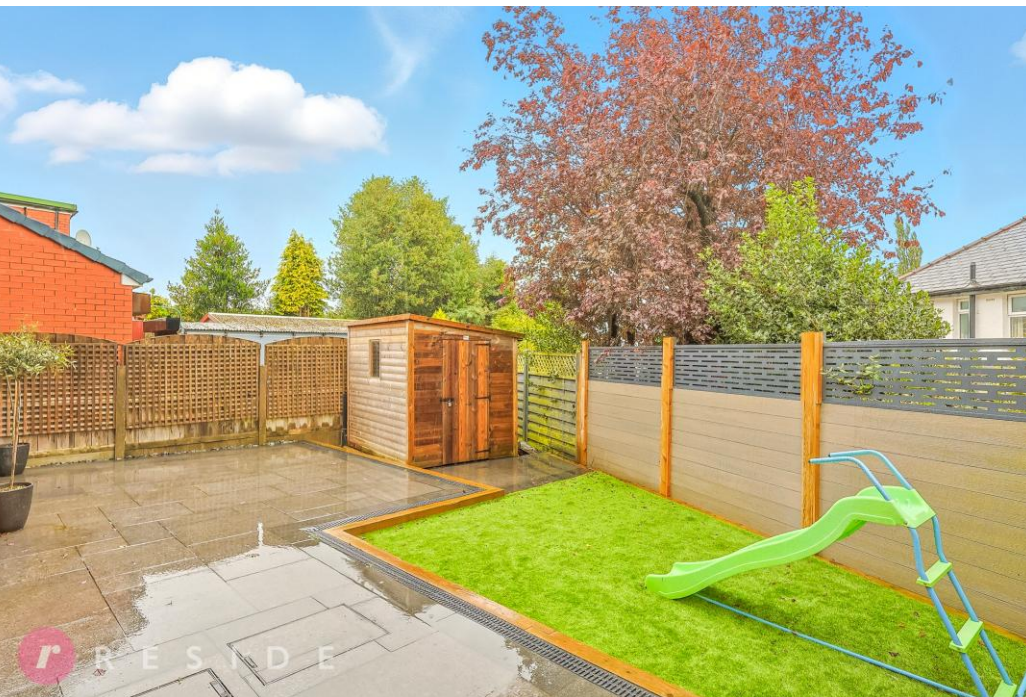
Occupying an enviable position on the very doorstep of Norden Village, this beautifully extended semi-detached family home has been refurbished to an exceptional standard and thoughtfully designed throughout to meet the demands of modern family living.

A welcoming entrance hall sets the tone for the quality and attention to detail found throughout, leading to a convenient downstairs cloakroom and a spacious lounge where a feature log burner creates a cosy focal point — perfect for relaxing evenings. The separate dining room, enhanced by elegant bi-folding doors, opens effortlessly onto the landscaped rear garden, allowing natural light to flood the space and offering the ideal setting for entertaining family and friends.

At the heart of the home lies a stunning breakfast kitchen, fitted with high-quality cabinetry, integrated appliances, and a stylish breakfast area that invites relaxed, everyday dining. Upstairs, the property continues to impress with four beautifully presented bedrooms, three of which are generous doubles. The main bedroom benefits from a luxurious en-suite shower room, while the family bathroom is finished to a superior standard, complete with contemporary fixtures and fittings.

Externally, the home is equally appealing. A large private driveway provides ample off-road parking, while to the rear, the landscaped gardens offer a peaceful haven — perfect for children to play or for hosting summer gatherings. Every element has been carefully designed to create a space that is as functional as it is beautiful.

Situated within walking distance of Outstanding Ofsted-rated schools, charming village shops, and scenic countryside walks, this exceptional residence represents the perfect balance of convenience, comfort, and quality.

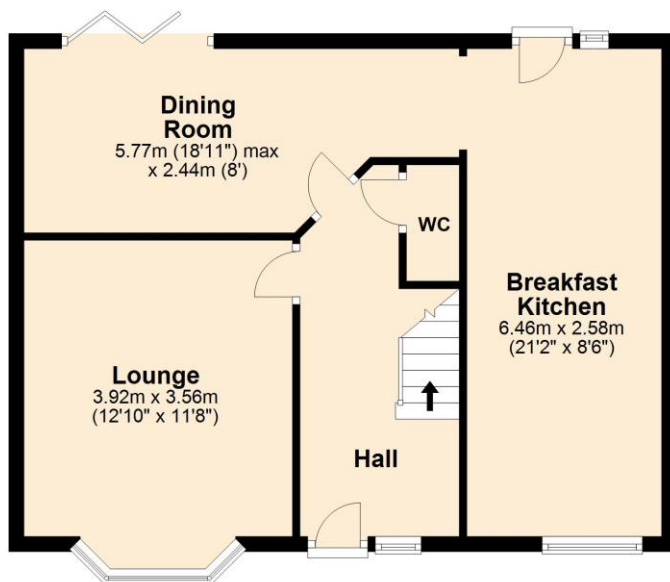




To view this property call Reside on **01706 356633**

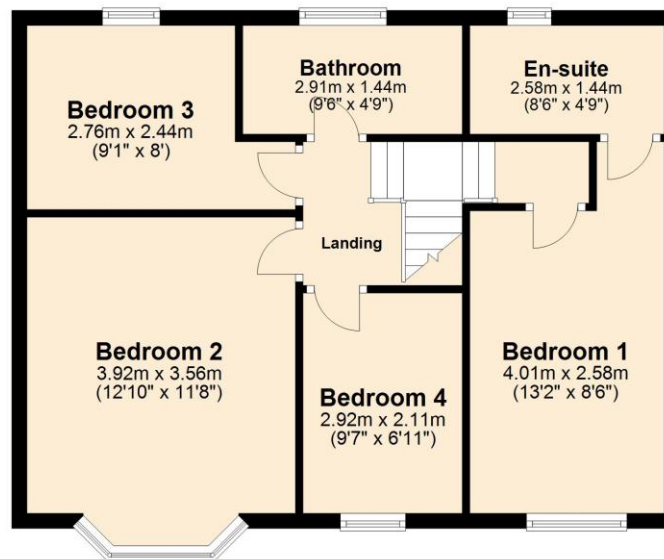
Ground Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 109.7 sq. metres (1180.5 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".