



1 Wickentree Holt | Norden | Rochdale OL12 7PQ

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Norden | OL12 7PQ

Nestled on the doorstep of Norden Village, this immaculate three-bedroom semi-detached house is perfectly positioned to enjoy the tranquillity of village life while offering easy access to other local amenities, this home is ideal for families, professionals, or anyone seeking a balanced lifestyle.

The house boasts a sleek, modern aesthetic with clean lines, large windows, and high-quality finishes throughout. The exterior features a stylish mix of brick and cladding, enhancing its curb appeal.

Step inside to find a beautiful living area flooded with natural light from the bay window. The space is perfect for enjoying cosy family nights in.

Continuing through into the dining area. The open-plan space is perfect for entertaining guests. The state-of-the-art kitchen is equipped with top-of-the-range appliances and boasts ample storage. The addition of the conservatory adds to this already fantastic part of the home.

The property includes three well-proportioned bedrooms. The main bedroom features fitted wardrobes, while the remaining two bedrooms offer flexibility as guest rooms, children's rooms, or a home office. The bedrooms are served by a modern family bathroom fitted with high-quality fixtures.

The rear garden provides a peaceful retreat with artificial lawn and a patio area for outdoor dining and relaxation. It's a perfect spot for summer barbecues and family gatherings.

The property includes off-street parking and a single garage, offering convenience and security for vehicles.

Situated on the cusp of the charming Norden Village, the house is just a short walk from local shops, cafes, and pubs. Enjoy the close-knit community atmosphere while being surrounded by scenic countryside and walking trails. The house is well-connected with easy access to major roads and public transport, making commuting to nearby towns and cities a breeze.

This beautiful semi-detached home offers the best of both worlds: the charm and community spirit of village life with the convenience and comfort of modern living.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing.

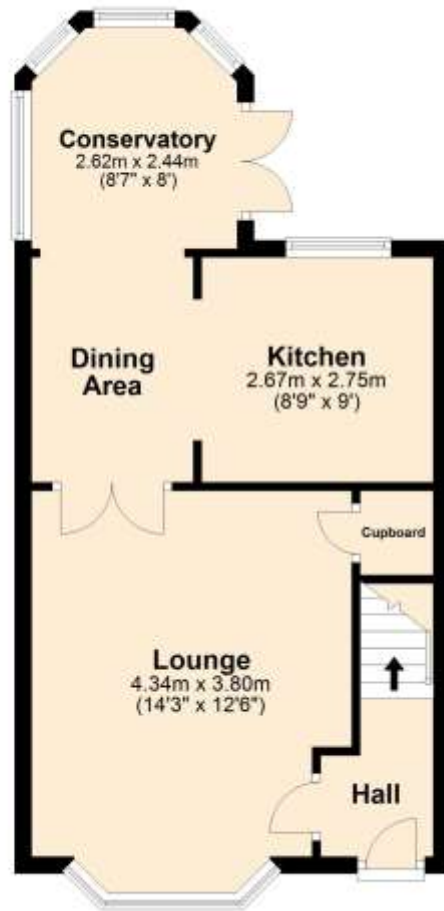




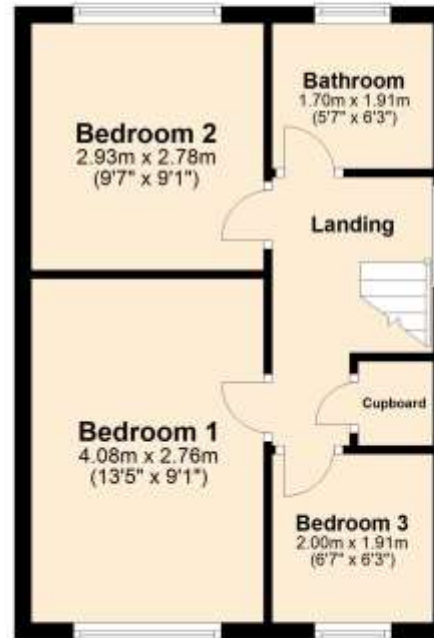
To view this property call Reside on **01706 356633**



Ground Floor



First Floor



Reside Estate Agency
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".