



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Norford Way, Rochdale, OL11 5QS

### £675,000

AN EXCEPTIONAL DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Offering an abundance of high quality, beautifully maintained indoor and outdoor space, neutral decoration and having been presented immaculately throughout, this idyllic five bedroom detached property is being proudly welcomed to the market in the sought after location of Bamford, Rochdale on a quiet cul de sac. With ample off road parking, integrated double garage and five generously sized bedrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Manchester and major motorway links. With every detail thought of and being a complete blank canvas, this property is perfect for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance porch leads on to a hallway which provides access to a spacious reception room, modern fitted kitchen, double garage and WC, opens on to a dining area and houses a staircase to the first floor. The kitchen boasts contemporary wall and base units and leads through to a utility room. The first floor comprises of doors on to five generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite bathroom. Externally there is a sizeable garden to the rear with laid to lawn, paving, bedding, mature shrubs, brick built open garden room area and an outbuilding. To the front there is a laid to lawn garden with paving, bedding, mature shrubs, ample off road parking and access on to the double garage.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience.

# Norford Way, Rochdale, OL11 5QS

£675,000



- Exceptional Detached Property
- Integral Double Garage
- Off Road Parking
- EPC Rating TBC
- Five Bedrooms
- Two Bathrooms
- Tenure Freehold
- Impressive Plot
- Envious Gardens
- Council Tax Band G

## Ground Floor

### Entrance

UPVC double glazed door to the porch.

### Porch

8'7 x 4'10 (2.62m x 1.47m)

Two UPVC double glazed windows, central heating radiator, coving, hardwood single glazed frosted door to the hallway.

### Hallway

15'11 x 8 (4.85m x 2.44m)

Hardwood single glazed frosted window, central heating radiator, coving, under stairs storage cupboard, doors to the reception room, kitchen, double garage and WC, open to the dining area and a staircase to the first floor.

### Reception Room One

23 x 13'7 (7.01m x 4.14m)

Two UPVC double glazed windows, two central heating radiators, coving, spotlights, gas fire, television point, UPVC double glazed sliding door to the rear.

### Dining Area

9'10 x 9'5 (3.00m x 2.87m)

Central heating radiator, coving, UPVC double glazed sliding door to the rear.

### Kitchen

13'7 x 10'2 (4.14m x 3.10m)

UPVC double glazed window, central heating radiator, a range of cream high glossed wall and base units, granite effect surface, stainless steel one and a half sink and drainer with a high spot mixer tap, integrated electric Smeg double oven with a five ring gas hob and extractor hood, integrated Whirlpool microwave, plumbing for dishwasher, breakfast bar, coving, spotlights, wood effect laminate flooring, door to the utility room.

### Utility Room

11'2 x 5'11 (3.40m x 1.80m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, a range of laminated base units, tiled splash backs, stainless steel sink and drainer with traditional taps, plumbing for washing machine, extractor fan, integrated shelving, wood effect laminate flooring.

### Double Garage

21'11 x 16'8 (6.68m x 5.08m)

Two UPVC double glazed frosted windows, power, lighting, Worcester boiler, integrated shelving, electric double width up and over garage door.

### WC

6'5 x 2'10 (1.96m x 0.86m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with lever taps, tiled elevations, coving, tiled flooring.

## First Floor

### Landing

19'9 x 14 (6.02m x 4.27m)

UPVC double glazed window, loft access, smoke alarm, two integrated linen cupboards, doors to five bedrooms and bathroom.

### Bedroom One

14'9 x 12'2 (4.50m x 3.71m)

UPVC double glazed window, central heating radiator, coving, feature wall light, television point, fitted wardrobes, door to the en suite.

### En Suite

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a panelled bath with mixer tap, direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Two

12'4 x 10'9 (3.76m x 3.28m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes.

### Bedroom Three

11'7 x 10'4 (3.53m x 3.15m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes.

### Bedroom Four

10'11 x 10'9 (3.33m x 3.28m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Five

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window, central heating radiator, coving.

### Bathroom

8'8 x 8'4 (2.64m x 2.54m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a panelled bath with a direct feed rainfall shower head, rinse head and mixer tap, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, tiled flooring.

## External

### Front

Laid to lawn garden with bedding, mature shrubs, paving, driveway for multiple cars and access to the double garage, side and rear of property.

### Rear

Enclosed laid to lawn garden with paving, bedding, mature shrubs, outbuilding and brick built open garden room.



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