

Hibson Avenue
Norden, Rochdale OL12 7RU



A FABULOUS 4 BEDROOM DETACHED PROPERTY WITH EXCELLENT POTENTIAL TO EXTEND - A TRULY PERFECT FAMILY HOUSE IN A HIGHLY SOUGHT AFTER LOCATION IN A DESIRABLE CUL DE SAC.



This deceptively spacious 4 bedroomed detached house is situated in the popular village of Norden, conveniently positioned for access to all the usual local amenities and with countryside walks on your doorstep. The property itself is well presented throughout and benefits from a gas fired central heating system, double glazed windows, a fabulous rear garden with wonderful scenic views and a large front driveway leading to a single garage. The property has excellent potential and there are plans in place for extension work. The property has been competitively priced and early viewing comes highly recommended.

**VIEWING HIGHLY RECOMMENDED - NO CHAIN
TO APPRECIATE THE CALIBRE OF THE ACCOMMODATION**

OFFERS INVITED IN EXCESS OF £300,000

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE HALLWAY

A spacious entrance hall with spindle staircase to the first floor.

CLOAKROOM

Low level wc, wash hand basin, laminate floor

LOUNGE - 5.5 x 3.2 metres (18' x 10'6")

A spacious main reception room with feature fireplace with coal effect electric fire, decorative covings to ceiling, arched opening through to Dining Room - potential to convert this into a separate lounge and dining room

DINING ROOM - 3.5 x 3.2 metres (11'5" x 10'6")

Decorative covings to ceiling, double glazed patio doors leading through to the Conservatory

STUDY / BEDROOM FOUR

3.1 x 2.9 metres reducing to 2.0 metres (10'2" x 9'6" reducing to 6'6")

The original ground floor bedroom - currently utilised as a study

KITCHEN - 3.5 x 3.1 metres (11'5" x 10'2")

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, integrated fridge and freezer, free-standing dishwasher, quality flooring, spot lit ceiling

CONSERVATORY - 4.7 x 3.2 metres reducing to 2.5 metres (15'5" x 10'6" reducing to 8'2")

A fabulous, spacious rear conservatory with quality flooring and wonderful outlook to the rear, there is also space and plumbing for a washing machine and dryer

First Floor

LANDING

MASTER BEDROOM - 3.7 x 3.2 metres (12'1" x 10'6")

A spacious double bedroom with a range of quality fitted wardrobes

BEDROOM TWO - 3.2 x 3.0 metres (10'6" x 9'10")

A second double bedroom enjoying the fabulous views to the rear over Norden village, decorative covings to ceiling

BEDROOM THREE - 2.8 x 3.1 metres (9'2" x 10'2")

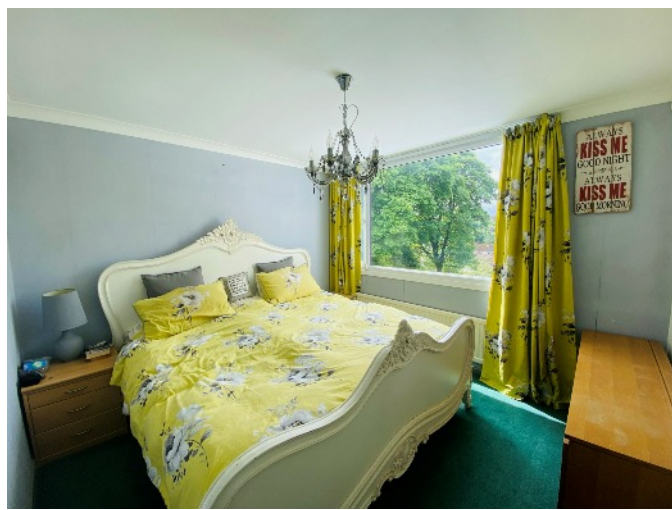
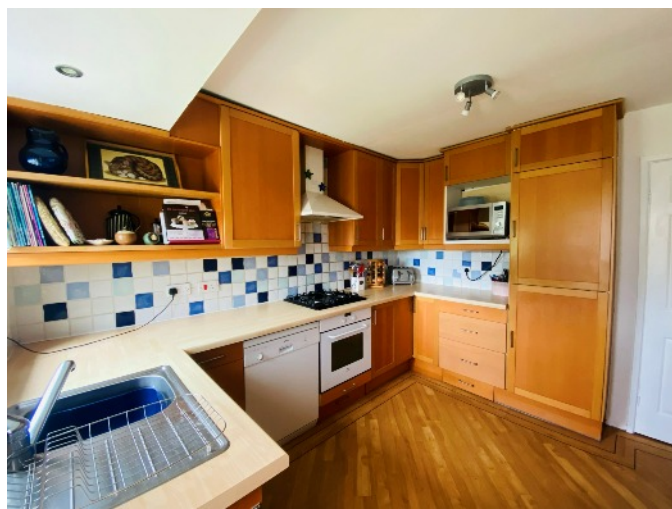
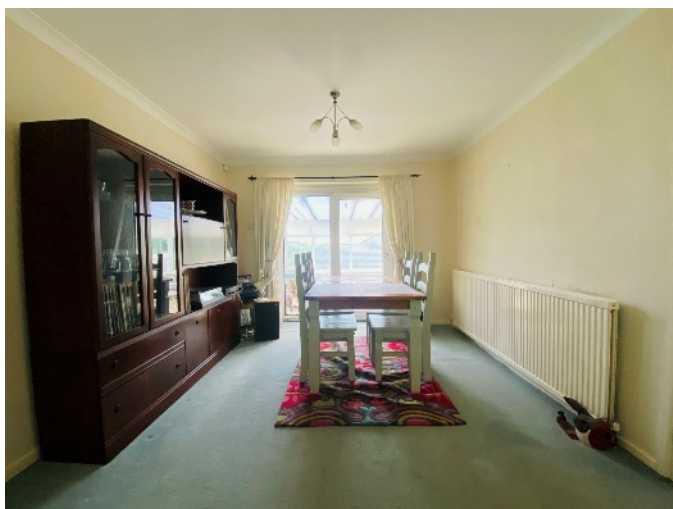
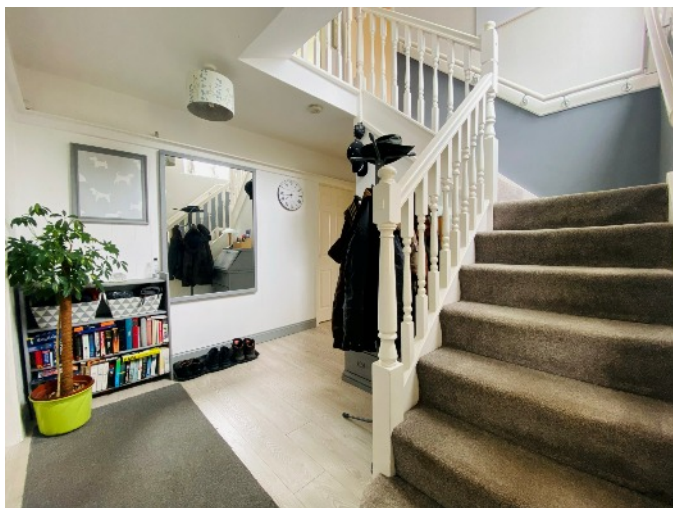
A third double bedroom with wonderful outlook to the rear

BATHROOM - 3.2 x 3.1 metres reducing to 1.6 metres (10'6" x 10'2" reducing to 5'3")

Panelled bath, pedestal wash hand basin, low level wc, walk-in shower cubicle, storage cupboard, tiled floor

Externally

There is an extensive front driveway providing off street parking for approximately 5 vehicles, leading to a **SINGLE GARAGE** and wonderful landscaped gardens to the rear with fruit trees, well stocked borders and a lawned area, together with an elevated patio and timber shed.



Council Tax Band

We are advised that the property is assessed in Council Tax Band D

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



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