



**Hutchinson Road  
Norden, Rochdale OL11 5TX  
OFFERS INVITED IN THE REGION OF £325,000**

**A FABULOUS 2 (formerly 3 bedroomed) DETACHED TRUE BUNGALOW, SITUATED ON A WONDERFUL CORNER PLOT IN HE HEART OF NORDEN VILLAGE, CONVENIENTLY POSITIONED FOR ACCESS TO ALL THE USUAL LOCAL AMENITIES, WITH COUNTRYSIDE WALKS ON YOUR DOORSTEP. THE PROPERTY BENEFITS FROM A GAS FIRED CENTRAL HEATING SYSTEM, DOUBLE GLAZED WINDOWS AND HAS WONDERFUL GARDENS SURROUNDING THE PROPERTY WITH 2 SEPARATE DRIVEWAYS. THE PROPERTY ENJOYS A WONDERFUL OPEN ASPECT TO THE SIDE OF THE PROPERTY AND INTERNALLY, HAS 4 SPACIOUS RECEPTION ROOMS, A CONSERVATORY, A FABULOUS FITTED KITCHEN AND MODERN BATHROOM SUITE, TOGETHER WITH 2 DOUBLE BEDROOMS.**

**THE PROPERTY IS OFFERED FOR SALE AT A COMPETITIVE PRICE AND EARLY VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE EXTENT OF THE ACCOMMODATION ON OFFER**

**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 VESTIBULE**

**L-SHAPED HALLWAY**

**LOUNGE - 5.0 metres (into bay) x 3.3 metres**

**A spacious reception room with a large bay window, opening through to dining room, steps down to playroom**

**DINING ROOM - 3.0 x 2.7 metres**

**PLAYROOM - 5.0 x 2.6 metres**

**The garage has been converted to provide an additional reception room with French doors leading through to the conservatory**

**CONSERVATORY - 3.4 x 2.5 metres**

**Granite tiled floor, wonderful outlook to the side of the property**

**KITCHEN - 2.8 x 4.5 metres reducing to 4.1 metres**

**1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary granite worktops, built in oven, grill and hob with extractor hood, built in microwave, fridge/freezer, granite tiled floor**



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**SUN LOUNGE - 3.3 x 2.8 metres**

**Double glazed patio doors leading out to the side garden area, enjoying a wonderful outlook to the side of the property, granite tiled floor**

**BEDROOM ONE - 4.0 x 3.3 metres**

**BEDROOM TWO - 3.3 x 2.7 metres**

**Family BATHROOM - 2.6 x 1.6 metres**

**Shower cubicle, vanity wash hand basin, low level wc - modern matching suite in white, built in cupboard, granite tiled floor, tiled walls**

**Externally**

**There are 2 driveways, one to the side of the property and one to the front of the property.**

**There are well maintained gardens to front, side and rear with a patio area, enjoying the panoramic views to the side of the property.**



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### Council Tax Band

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

### Tenure

We understand that the property is held Freehold.



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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