



**Heap Road
Norden, Rochdale OL12 7SN
Offers invited in excess of £650,000**

ADAMSONS BARTON KENDAL are delighted to welcome to the market, this imposing six bedroom detached family home, set in a sought after and desirable location in the heart of Norden. The property is situated within walking distance of all the amenities the village has to offer, along with local beauty spots such as Greenbooth Reservoir and Ashworth Valley. Boasting over 3,500 square foot of immaculately presented living space across four floors, this wonderful home is one of four individually designed properties built in 2007. A street level, there is a double garage with electric door and a separate entrance into a hallway with stairway. The upper ground level comprises of three reception rooms with flexible use to suit any prospective buyer, along with a utility room, generous landing space, WC and a modern fitted kitchen with a range of integrated appliances and ample dining space. Four external doors offer access to the garden. Heading up to the second floor, there are four large double bedrooms, of which three have en-suite bathrooms, as well as a brand new and hugely impressive family shower room. In addition, the master bedroom has a walk-in wardrobe and boasts some lovely views from its elevated position. An additional two double bedrooms are situated on the third floor as well as a store room. There are no 'box rooms' to be found here, with even the smallest bedroom offering nearly 200 square feet of space!

The property boasts a good sized and private garden to the rear with raised composite decking. To the front, there is a large driveway offering off street parking for multiple vehicles. Benefiting from uPVC double glazing throughout, and a gas fired central heating system. Early viewing comes highly recommended to appreciate the size and calibre of this wonderful home!

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

Garage - 5.48m x 4.84m (18' x 15'10")

Hallway

Upper Ground Floor

Hallway - 5.88m x 4.12m (19'3" x 13'6") max

Lounge - 6.87m x 6.69m (22'6" x 21'11") max

Sitting Room - 3.97m x 4.75m (13' x 15'7") max



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Dining Room - 3.97m x 3.36m (13' x 11')

Breakfast Kitchen - 7.23m x 5.64m (23'9" x 18'6") max

Utility Room - 2.41m x 2.32m (7'11" x 7'7")

WC

Store Room

Second Floor

Landing - 4.28m x 5.00m max (14'1" x 16'5" max)

Bedroom One - 4.18m x 4.84m (13'9" x 15'10")

Walk - in Wardrobe - 2.56m x 2.64m (8'5" x 8'8") max

En-Suite - 2.56m x 3.27m (8'5" x 10'9")

Bedroom Two - 4.00m x 6.00m (13'2" x 19'8")

En-Suite Shower Room - 1.83m x 1.82m (6' x 6')

Bedroom Three - 4.33m x 4.28m (14'2" x 14') max



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En-Suite Shower Room - 1.83m x 1.64m (6' x 5'4")

Bedroom Four - 5.18m x 4.41m (17' x 14'6")

Shower Room - 2.24m x 2.22m (7'4" x 7'3")

Third Floor

Landing - 3.53m x 1.96m (11'7" x 6'5")

Bedroom Five - 4.20m x 4.28m (13'9" x 14')

Bedroom Six - 4.09m x 6.00m (13'5" x 19'8")

Store Room - 1.10m x 1.96m (3'7" x 6'5")

Externally

The property benefits from a private block paved driveway to the front offering off street parking for multiple vehicles. To the rear, there is a private and enclosed rear garden with lawn, patio and a raised composite decking area for al fresco dining and entertaining. Situated a stone's throw from the centre of sought after Norden village. The property has a plethora of amenities on its doorstep including schools, shops, bars and restaurants. There are some stunning countryside walks in three directions covering Greenbooth Reservoir, Scout Moor and Ashworth Valley. Other local and sporting facilities include Rochdale Golf Course and Norden Cricket Club whilst there are junior football clubs based at nearby Shawfield playing fields.



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Energy Performance - TBC

Council Tax Band - G

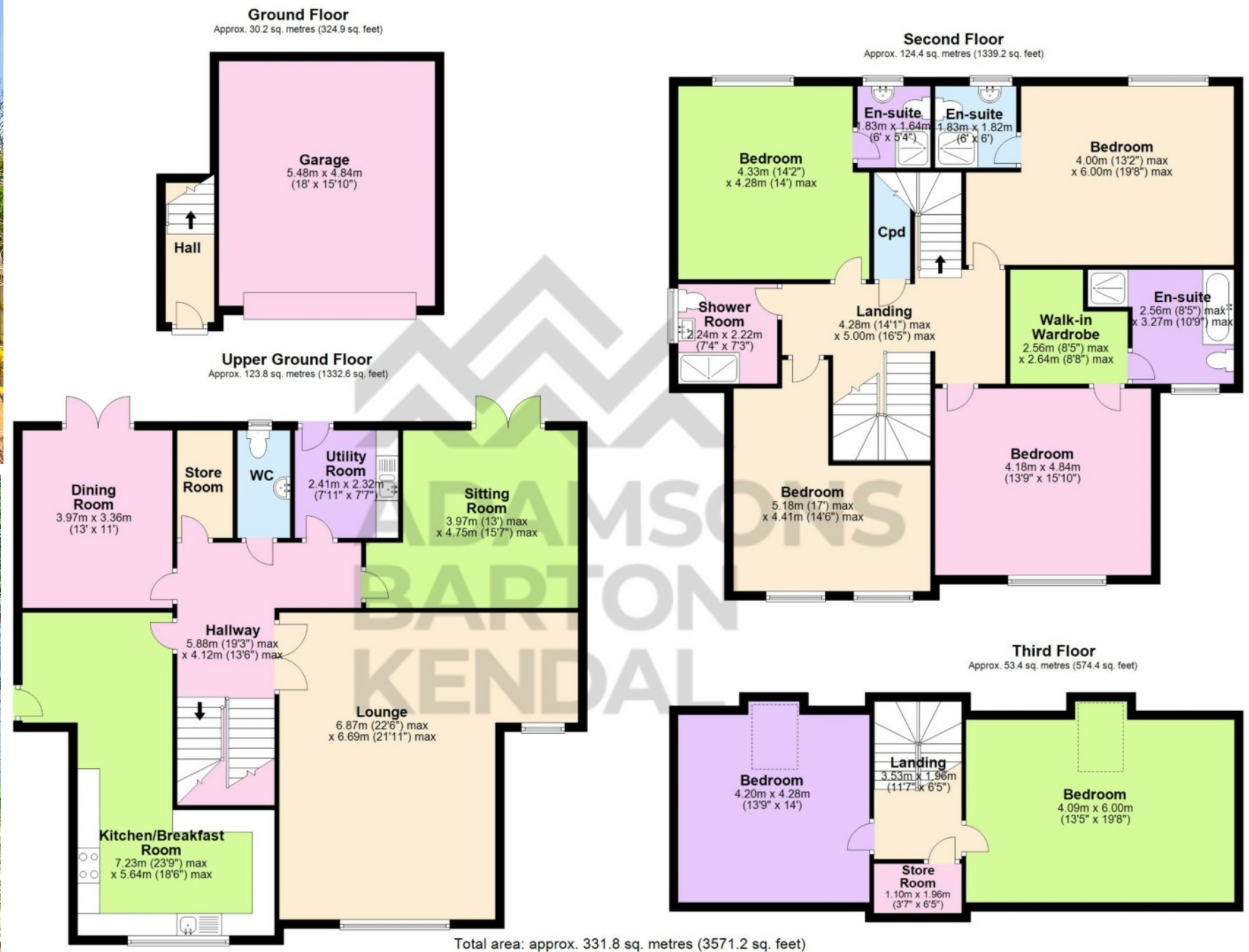
Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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