



Bankfield Lane
Norden, Rochdale OL11 5RJ
OFFERS INVITED IN EXCESS OF £425,000

ADAMSONS BARTON KENDAL are thrilled to introduce to the market this five bedroom detached family home which has been extended to create an abundance of living space with three reception rooms. The property boasts some stunning gardens to the rear and a large driveway to the front providing parking for multiple vehicles. Situated in the popular residential area of Norden with ease of access to all the usual local amenities, the property also has close links with neighbouring Bamford as well as ease of access to local beauty spots Ashworth Valley, Greenbooth Reservoir & Scout Moor.

Internally, the property comprises at ground floor level of a porch, entrance hallway, dining room, lounge, breakfast kitchen, wet room with under-floor heating, utility and additional sitting room. Heading up to the first floor, this wonderful home boasts four double bedrooms as well as a fifth single bedroom which could be utilised as a study, and a family shower room.

Potential buyers will be treated to a highly impressive south-west facing garden space, with immaculate lawn and well stocked borders. Early viewing comes highly recommended to appreciate the size 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

Porch
1.51m x 2.05m (4'11" x 6'9")

Hallway

Lounge
4.35m x 4.29m (14'3" x 14'1")

Dining Room
5.07m x 3.09m (16'8" x 10'2")

Breakfast Kitchen
3.42m x 3.31m (11'3" x 10'10")

Utility Room
2.16m x 2.37m (7'1" x 7'9")

Wet Room
1.82m x 1.70m (5'11" x 5'7")



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First Floor

Landing

Bedroom One

3.51m x 4.29m (11'6" x 14'1")

Bedroom Two

5.07m x 2.93m (16'8" x 9'7")

Bedroom Three

4.58m x 2.52m (15' x 8'3")

Bedroom Four

2.57m x 3.31m (8'5" x 10'10")

Bedroom Five / Study

3.55m x 2.05m (11'8" x 6'9")

Shower Room

2.31m x 1.63m (7'7" x 5'4")

Externally

Externally, the property sits on a spacious plot with a large driveway providing parking for multiple vehicles. To the rear, a south-west facing garden is immaculately presented and comprises both area of lawn, and well stocked borders with dry stone walls to some boundaries. The property is ideally positioned to local amenities in both Norden and Bamford including shops and well regarded schools; in addition to this, the property is close to bus links connecting the area with secondary schools further afield such as Bury Grammar School. Ashworth Valley & Greenbooth Reservoir are both within walking distance and offer some of the most stunning walking routes in the Borough.



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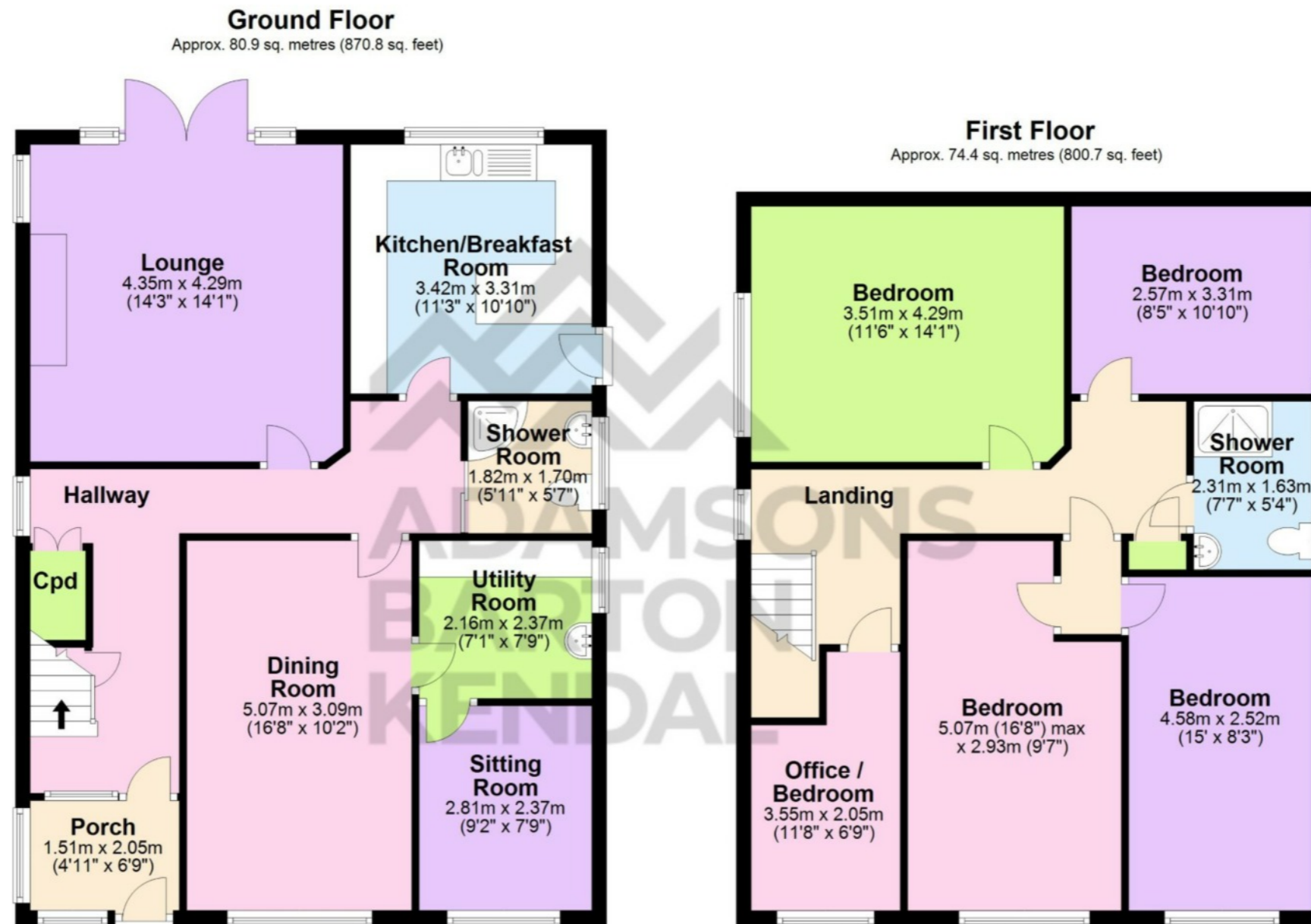
Further Information

Energy Performance - TBC
 Council Tax Band - D
 Tenure - Freehold
 Heating - Gas Fired
 Windows - Double Glazed

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 155.3 sq. metres (1671.5 sq. feet)

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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