



Fernside Way
Norden, Rochdale OL12 7PT
Asking Price £525,000

ADAMSONS BARTON KENDAL are thrilled to introduce to the market this immaculately presented and spacious detached family home, situated in the highly sought after and desirable area of Norden with close links to local amenities as well as some of the boroughs best regarded primary and secondary schools.

Boasting four bedrooms and three receptions set within almost 2,000 square feet living space, this wonderful property is ideal for those who are wanting to upsize without the fuss of undertaking any cosmetic changes. Prospective buyers will enter the property via a porch which in turn leads to a welcoming hallway with staircase to the first floor and a large cloakroom which previously housed a WC. Situated off the hallway are the main living room, along with a second sitting room, and an impressive kitchen diner with a range of integrated appliances. There is a separate utility area, and a WC as well as access to the integral double garage. To the rear, a good sized conservatory, with a fully insulated and newly installed roof, provides very useable additional living space with double patio doors extending out on to the beautifully maintained and private rear garden.

To the first floor there are four double bedrooms, with the majority benefiting from fitted wardrobes, all positioned off a light landing space. There is a three piece family bathroom suite with Villeroy & Boch fixtures, and a stunning en-suite to the master with a walk-in shower and vaulted ceiling.

Early viewing comes highly recommended to appreciate the size and calibre of this family home packed with some lovely features.

Viewing is truly essential to appreciate the extent and sheer calibre 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 - 1.18m x 2.35m (3'10" x 7'8")

Hallway - 3.87m x 1.86m (12'8" x 6'1")

Lounge - 6.95m x 3.58m (22'10" x 11'9")

Kitchen / Dining Room - 2.70m x 7.50m (8'10" x 24'7")

Sitting Room - 3.65m x 3.11m (12' x 10'2")

Conservatory - 3.13m x 3.18m (10'3" x 10'5")

Utility Room - 1.38m x 2.90m (4'6" x 9'6")

WC



Fernside Way, Norden OL12 7PT



Fernside Way, Norden OL12 7PT



Fernside Way, Norden OL12 7PT

First Floor

Bedroom One - 3.70m x 5.14m (12' x 11'9")

Bedroom Two - 3.65m x 3.58m (12' x 11'9")

Bedroom Three - 2.65m x 4.09m (8'8" x 13'5")

Bedroom Four - 2.70m x 2.58m (8'10" x 8'6")

Bathroom - 1.68m x 3.16m (5'6" x 10'4")

En-Suite - 2.58m x 2.35m (8'5" x 7'8")



Fernside Way, Norden OL12 7PT



Fernside Way, Norden OL12 7PT

External

Externally, the property benefits from a generously sized plot on a sought after cul-de-sac. Set back from the road in an enviable position, there is a large driveway with lovely gardens to the front. An integral double garage offers excellent storage or additional parking. To the rear, there is a a stunning and incredibly private garden with areas of lawn and raised patio.

Local amenities including shops, schools and restaurants are all within close proximity as well as some of the borough's most impressive countryside extending up on to Rooley Moor and beyond.

Other Information

Council Tax Band - E

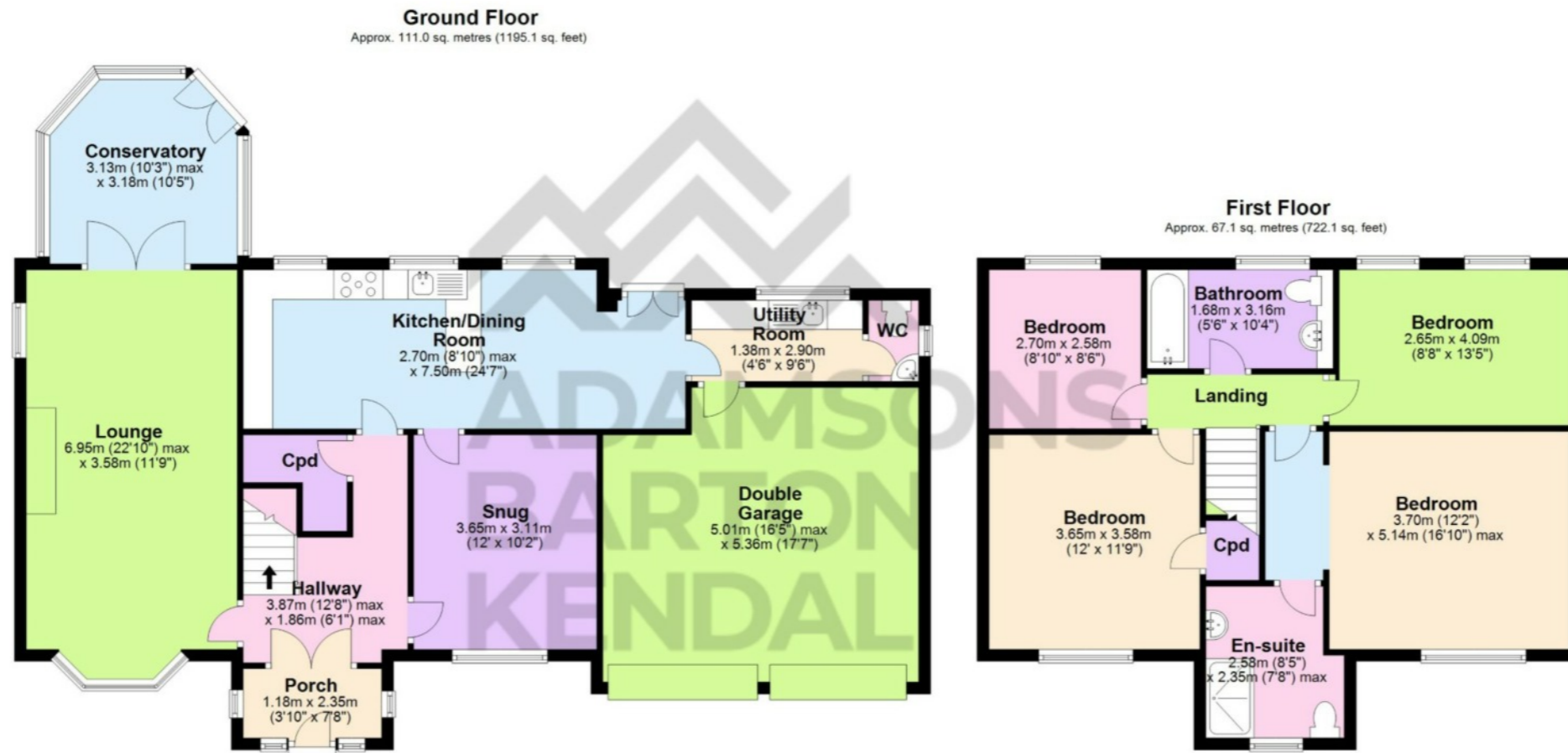
Energy Performance - TBC

Tenure - TBC



Fernside Way, Norden OL12 7PT

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 178.1 sq. metres (1917.1 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.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification