

Whitemoss  
Norden, Rochdale OL12 7GF



Barton Kendal are delighted to offer for sale this extended two bedroom semi detached property situated on a popular development in Norden. Sold with vacant possession and ideal for investment opportunity or for a first time buyer, the property benefits from uPVC double glazing and a gas fired central heating system throughout. Briefly comprising of an entrance porch, spacious lounge, quality fitted kitchen and a sizeable conservatory with open plan aspect. To the first floor, there are two double bedrooms along with a modern family bathroom suite. The loft space has been converted and can be accessed via a pull down ladder. Externally, the property sits on a larger than average corner plot with driveway parking for two vehicles, and a rear garden which includes decked areas. Well regarded schools are within close proximity, and the usual amenities in Norden village a short drive away. The property has been priced competitively and early viewing comes highly recommended.

**VIEWING HIGHLY RECOMMENDED**

**OFFERS INVITED IN THE REGION OF £199,000**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
OL16 1LA  
Tel:: (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **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

Lounge - 4.76m x 3.61m (15'8" x 11'10")

Good sized reception with stair access to first floor. Walnut flooring. Small understairs storage cupboard. Neutral decor with feature wall.

Kitchen - 3.61m x 2.74m (11'10" x 9'0")

High quality fitted kitchen comprising a range of wall and base units including a larder and carousel cupboard, as well as complementary work surfaces extending into a breakfast bar. There are a range of integrated SMEG appliances including a range style cooker with gas stove, extractor hood, fridge, freezer and dishwasher. Partly tiled walls with a chrome splashback. Laminate flooring.

Conservatory - 3.61m x 2.74m (11'10" x 9'0")

Open plan and large conservatory with laminate flooring. Double patio doors extend in to the rear garden.

### **First Floor**

Landing

Bedroom One - 3.61m x 2.74m (11'10" x 9'0")

Double bedroom overlooking woodland to the rear. Fitted wardrobes and dressing table.

Bedroom Two - 3.61m x 2.74m (11'10" x 9'0")

Double bedroom with neutral decor.

Bathroom - 2.63m x 1.50m (8'8" x 4'11")

Three piece bathroom suite comprising low level WC, vanity sink unit and panelled bath with overhead sink. Access to the airing cupboard.

Attic Room - Measurements TBC

Converted loft space accessed via a pull down ladder. Could be utilised as a home office with skylight.

### **Externally**

Externally, the property sits on a larger than average corner plot with driveway parking for two vehicles, and a rear garden which includes decked areas. Well regarded schools are within close proximity, and the usual amenities in Norden village a short drive away. Open countryside extending up to Rooley Moor and beyond is also on your doorstep. The property has been priced competitively and early viewing comes highly recommended.

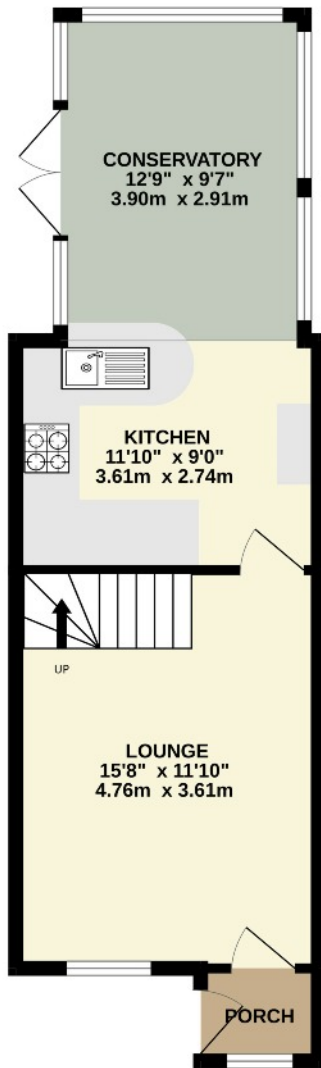


# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

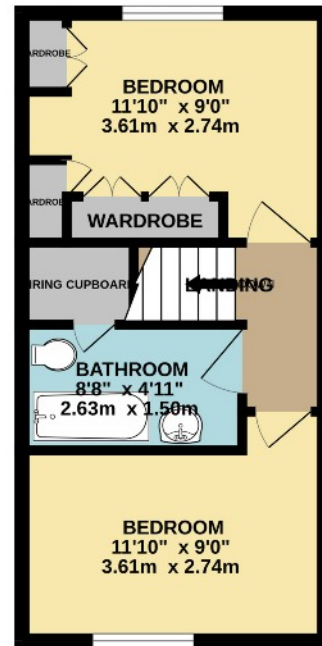
## LOCATION

The subject property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities.

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Energy eff

TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

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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