



**Newhouse Crescent
Rochdale OL11 5RR
Asking Price £450,000**

ADAMSONS BARTON KENDAL are delighted to offer for sale this exceptional three bedroom detached bungalow in Norden, which has been fully renovated to a great standard throughout with many high quality fixtures and fittings. The property has been reconfigured as well as an extension to the rear, meaning that this deceptively spacious home will now appeal to families as well as those specifically looking for single storey properties. Potential buyers are welcomed into a spacious hallway with access to all areas of the home, with the living accommodation comprising briefly of three double bedrooms, family bathroom, en-suite and cloakroom. To the rear of the property, there is a stunning and well equipped kitchen with a range of integrated appliances, utility room, and the rear extension contains a large open plan living space with bi-folding doors extending out on the rear garden.

A private driveway, which has been recently block paved, leads to a single garage offering storage options. The rear garden has been immaculately maintained with patio, lawn, well stocked borders and a timber built shed/summerhouse. Early viewing is recommended to appreciate the high quality renovation 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

Hall - 2.17m x 3.87m (7'1" x 12'8")

A Spacious hallway with cloakroom, laminate flooring, neutral decor and loft access.

Kitchen - 3.65m x 3.07m (12' x 10'1")

A modern and minimalistic, well equipped kitchen comprising a range of wall and base units in light grey with marble effect white work surfaces. Containing a range of integrated appliances including double oven, eye level microwave, gas hob with splashback and extractor hood, integrated dishwasher and chrome sink unit with drainer and mixer tap.



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Open Plan Living Space - 3.69m x 6.45m (12'1" x 21'2")

An impressive living space with dining and lounge area - Inset fire and media wall, Bi-folding doors extending out into the rear garden.

Utility Room - 1.89m x 2.80m (6'2" x 9'2")

Useful utility room with base units, work surfaces, splashback, and washing machine, Chrome sink unit with drainer and tap, access to rear garden, and option to open up for access to garage.



First Floor

Bedroom One - 5.02m x 3.14m (16'6" x 10'4")

Double bedroom to the front with en-suite.

Bedroom Two - 5.02m x 3.21m (16'6" x 10'6")

Double bedroom to front.

Bedroom Three - 3.65m x 3.27m (12' x 10'9")

Double bedroom with fitted wardrobes.

En-Suite - 0.92m x 2.18m (3' x 7'2")

Three piece en-suite bathroom comprising low level WC, wash hand basin and shower cubicle.

Bathroom - 2.17m x 1.71m (7'1" x 5'7")

Three piece family bathroom comprising low level WC, wash hand basin and panelled bath with overhead shower.





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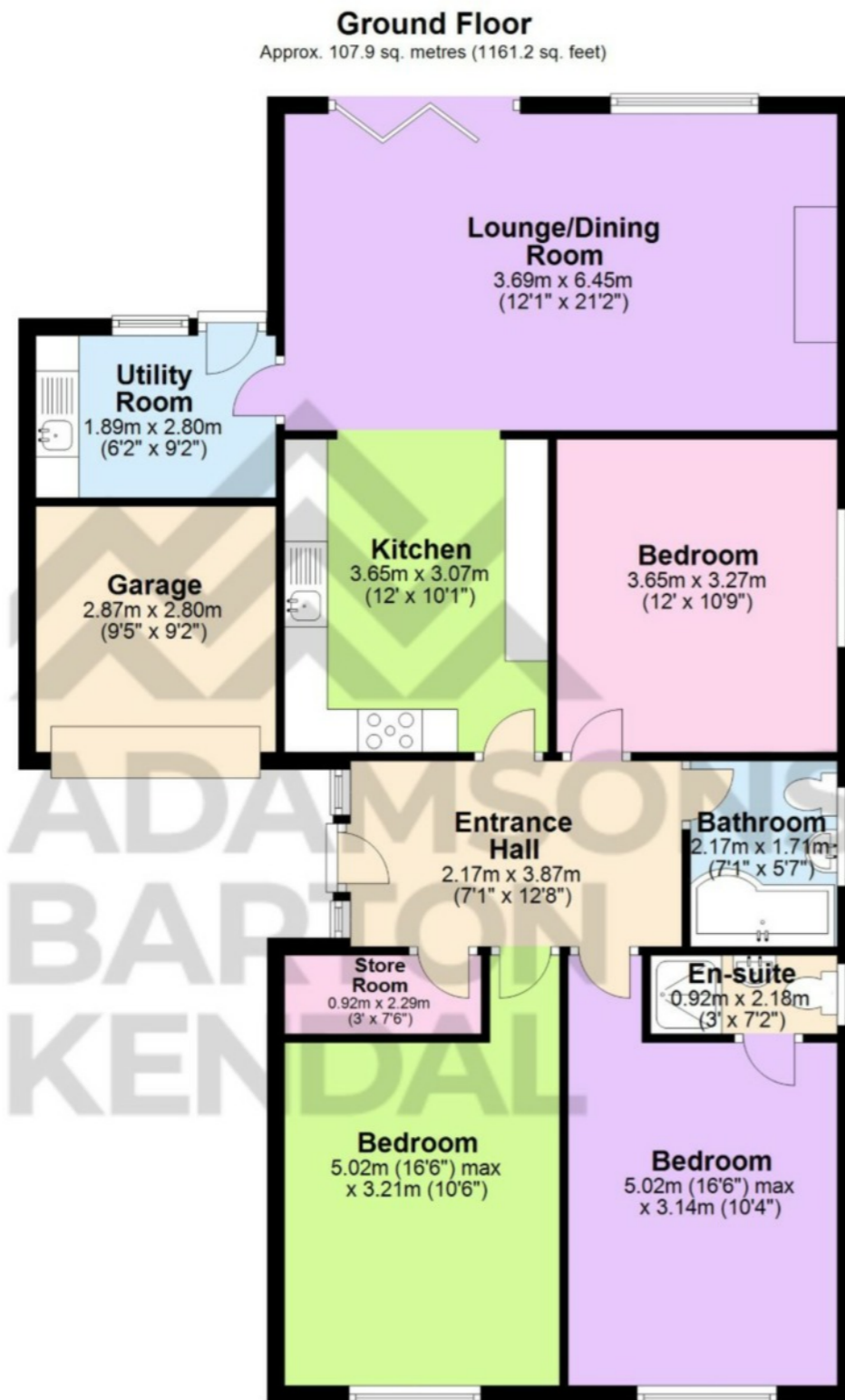
Externally

The property itself is situated in the popular sought after area of Norden, close to neighbouring Bamford. Whittaker Moss & Bamford Academy provide two well regarded primary schools which are both within close proximity, with Oulder Hill Secondary School also a short distance away. Private bus offerings are also available nearby for various schools further afield. Norden village is within walking distance, and offers a wealth of amenities including shops, bars and restaurants whilst some of the Borough's most impressive countryside in the form of Ashworth Valley is a stones throw away.

The private driveway has sufficient space for numerous vehicles and has recently been block paved. A single garage offers great storage options, and although not integral, it would be possible to allow access from the utility room. The rear garden is landscaped with areas laid to lawn, and a lovely patio area with a timber summerhouse that has an electric and water supply.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

All mains services are understood to be available, including a gas fired central heating system

Tenure

We understand the property is held FREEHOLD

Council Tax Band

We understand that the property is assessed in COUNCIL TAX BAND C

Energy Performance Certificate

D64

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