



Wolstenholme Lane
Norden, Rochdale OL12 7UD
Asking Price £475,000

ADAMSONS BARTON KENDAL are delighted to market this truly wonderful 5 bedroomed detached family home, which is situated in the popular village of Norden, enjoying stunning panoramic views to the rear over open countryside. The property is well presented internally and provides extremely spacious family accommodation with 2 reception rooms, a fitted kitchen with dining area, utility room and a wonderful rear conservatory to the ground floor. At first floor, there are 5 bedrooms and 2 bathrooms and the property sits in well maintained gardens with a block paved driveway to the front, patio areas to the rear and a large double garage with remote control operated doors.

Vacant possession is available and viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer

Ground Floor

Entrance HALL

Spindle staircase to the first floor

VANITY ROOM - 2.6 x 1.3 metres

Low level wc, wash hand basin, part tiled walls

LOUNGE with DINING AREA - 8.3 x 4.2 metres reducing to 3.6 metres

A fabulous, spacious main reception room which could be divided, comprising feature fireplace with coal effect gas fire, covings to ceiling

CONSERVATORY - 3.0 x 3.4 metres

A wonderful conservatory enjoying the panoramic views over open countryside to the rear, tiled floor

KITCHEN / DINER - 5.4 x 3.5 metres reducing to 3.0 metres

1 ½ bowl stainless steel sink unit, range of wall and base units with Complementary work surfaces, built in double oven, 5 ring hob and extractor hood - all Neff appliances, integrated fridge, freezer and dishwasher

UTILITY ROOM - 5.3 x 1.7 metres

Single drainer sink unit, range of wall and base units, access to garage.



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First Floor

LANDING

MASTER BEDROOM - 4.7 x 3.7 metres

Range of fitted wardrobes and bedroom furniture

EN-SUITE SHOWER ROOM - 1.8 x 1.6 metres

Shower cubicle, low level wc, wash hand basin - modern matching suite in white, tiled walls, spotlights to ceiling

BEDROOM TWO - 3.9 x 2.9 metres

A fabulous double bedroom enjoying the stunning views to the rear

BEDROOM THREE - 3.0 x 2.6 metres

Stunning panoramic views over open countryside

BEDROOM FOUR - 2.8 x 2.9 metres

Range of shelving

BEDROOM FIVE / STUDY - 2.3 x 2.2 metres

Fitted desk and office furniture

BATHROOM - 2.8 x 2.6 metres

A large corner bath and shower cubicle, low level wc, wash hand basin, tiled walls, spotlights to ceiling



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Externally

There is a block paved front driveway providing off street parking and leading to a double garage with remote control operated up-and-over doors. To the rear is a block paved patio area and well maintained gardens which back on to open countryside, enjoying the stunning panoramic views.

Other Information

Services - The property is believed to benefit from all mains services.

Council Tax Band

The property is assessed in Council Tax Band E

Tenure - Freehold

EPC Rating - To be confirmed

(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).

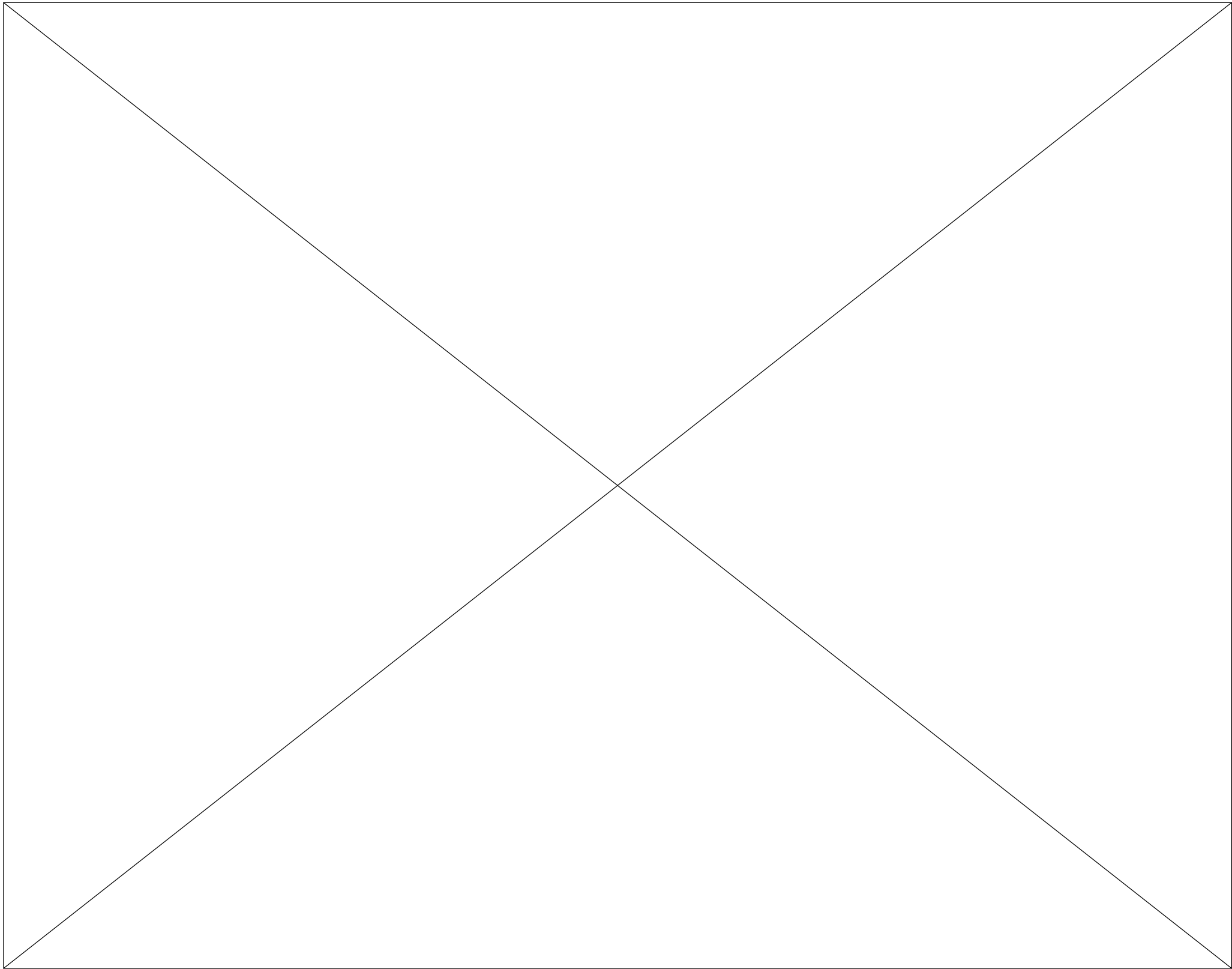


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**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**



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

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

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