

**Edenfield Road, Norden OL12 7QJ**

**Asking Price £170,000**



**ADAMSONS BARTON KENDAL** are pleased to offer for sale this two bedroom mid terraced character cottage, situated in a secluded hamlet of individual a private lane just off Edenfield Road in sought after Norden. Despite requiring a degree of modernisation and upgrade, the property packs a wealth of potential to create a wonderful family home. Potential buyers would benefit from the extensive private gardens to both the front and rear of the property, as well as the detached single garage and allocated parking.

**Early Viewing Recommended**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
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**

Vestibule

Lounge - 4.75m x 4.51m (15'7" x 14'10")

Sitting Room - 4.51m x 3.98m (14'10" x 13'1")

Kitchen - 3.99m x 2.28m (13'1" x 7'6")

### **First Floor**

Landing

Bedroom One - 4.75m x 4.51m (15'7" x 14'10")

Bedroom Two - 2.95m x 2.53m (9'8" x 8'4")

Bathroom - 3.98m x 1.98m (13'1" x 6'6")

### **External**

The property benefits from a large private garden space to the rear of the property, accessed on the other side of the private lane. There is also a small courtyard directly to the rear, and a sizeable front garden laid to lawn. The property is sold with a detached single garage and a private allocated parking space. Positioned with a small cluster of individual houses set back from the main road, the property is within walking distance of Norden village and a wide range of other local amenities.

### **Other Information**

Council Tax Band - B

EPC - TBC

Tenure - Leasehold







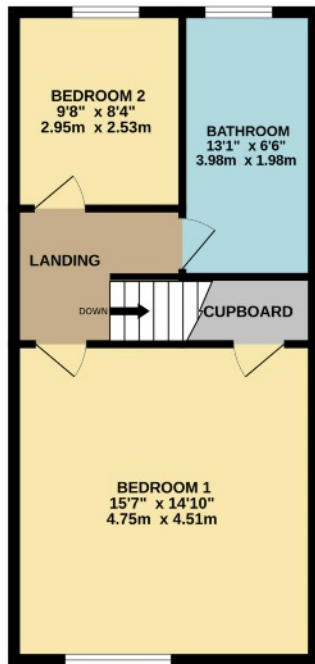
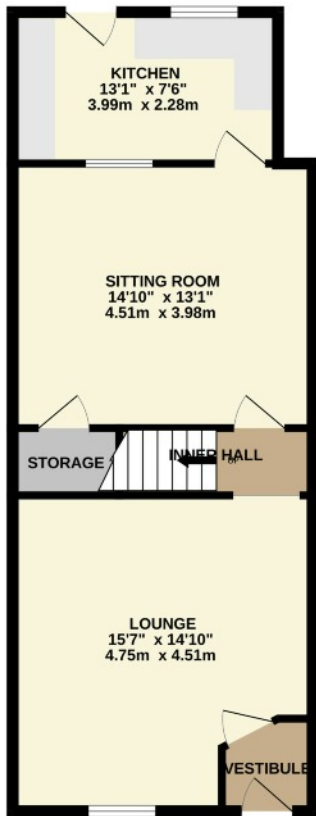
# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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Due to a change in the legislation as from 1<sup>st</sup> 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