

Ellis Fold, Rochdale OL12 7RR

Asking Price £380,000

Council Tax Band D



ADAMSONS BARTON KENDAL are pleased to present Ellis Fold in Norden—a lovely three-bedroom bungalow, positioned on one of Norden’s most sought after estates and offered for sale with no chain. Situated on a generous plot, this property boasts well maintained gardens, a single garage, double driveway, and spacious accommodation. This wonderful home is ideal for those wishing to downsize whilst maintaining close links to the centre of the village which is just a stones throw away. The property also has excellent potential for development as with neighbouring properties to create a lovely family home.

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The accommodation includes a welcoming hallway leading to a bright and airy lounge. A spacious internal hallway leads into a good sized kitchen and sun room to the rear with access to the garden space. The main bedroom is a spacious double overlooking the rear garden. There two further double bedrooms, one of which is used as a dining room, a family bathroom with separate WC.

Externally, the property offers a recently installed pattern imprinted block-paved driveway to the front, along with well maintained gardens to both the front and rear including lawn and well stocked borders.

The property benefits from gas central heating and uPVC double glazing throughout.

Ellis Fold is located within a highly regarded estate in Norden, off Woodhouse Lane. Ideal for walking enthusiasts, it offers convenient access to Greenbooth Reservoir and scenic walking paths. The property is within walking distance from Norden Village and it's range of shops and amenities. The property is also on a main bus route and is just a stones throw from Norden Primary School.

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).





ADDITIONAL INFORMATION

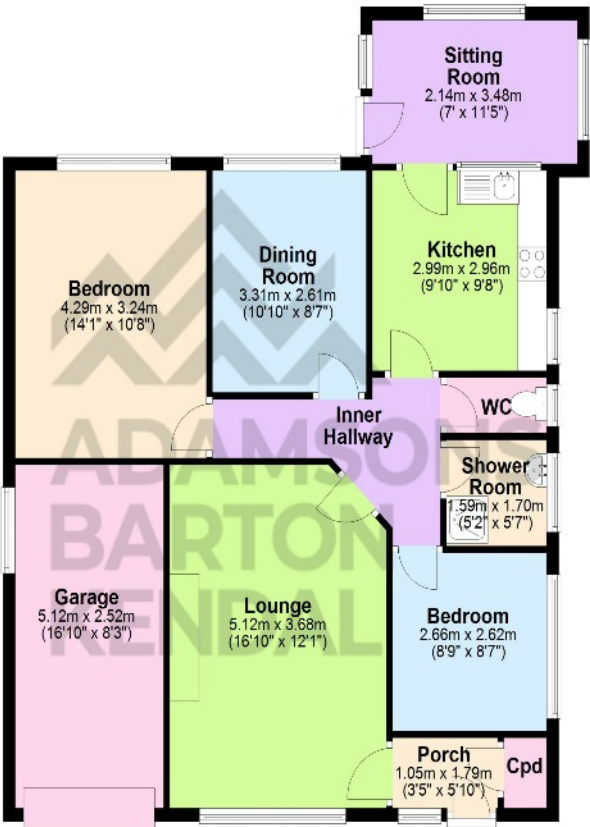
Council Tax Band - D Energy Performance Cert - TBC Tenure - Leasehold

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



Ground Floor

Approx. 93.5 sq. metres (1006.7 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 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.

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