



**Bankfield Lane
Norden, Rochdale OL11 5RJ
OFFERS INVITED IN EXCESS OF £325,000**

ADAMSONS BARTON KENDAL are thrilled to introduce to the market this well presented 4 bedroomed detached family home which is situated in the heart of Norden Village within easy access of all the usual local amenities including shops, local bars and restaurants. The property is also within the catchment area of some of the best Primary Schools in the borough as well as easy access to the local beauty spots such as Ashworth Valley, Greenbooth Reservoir and Scout Moor.

The property itself provides spacious accommodation with 2 reception rooms, a kitchen and vanity room at ground floor level and 4 bedrooms and a bathroom to the first floor.

This wonderful family home is set on an extensive plot with fabulous, well maintained gardens to both front and rear and there is a front driveway providing off street parking for a number of vehicles, leading to an integral single garage.

The property does require a degree of expenditure on upgrading and modernisation, but has been competitively priced and early viewing comes highly recommended to appreciate the extent and potential of the accommodation on offer.

VIEWING STRONGLY RECOMMENDED

Bankfield Lane, Norden OL11 5RJ

Ground Floor

BUILT OUT PORCH

HALLWAY

VANITY ROOM - 1.7 x 1.7 metres

Low level wc, wash hand basin, part tiled walls

LOUNGE - 4.8 x 4.2 metres

A wonderful, spacious main reception room with double glazed patio doors leading out to the rear patio area, enjoying a wonderful outlook over the rear gardens. There is a feature stone fireplace with gas fire.

DINING ROOM - 3.9 x 3.1 metres

A spacious dining room, situated to the front of the property with laminate flooring

KITCHEN - 3.4 x 3.4 metres

1 ½ bowl stainless steel sink unit, range of wall and base units with complementary work surfaces, tiled floor



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First Floor

LANDING

MASTER BEDROOM - 4.3 x 4.1 metres

A wonderful, well presented main bedroom with fitted wardrobes and eaves storage space

BEDROOM TWO - 3.9 x 3.1 metres

BEDROOM THREE - 3.3 x 2.7 metres

Storage cupboard

BEDROOM FOUR - 2.4 x 2.7 metres

Built in cupboard

BATHROOM - 2.5 x 1.7 metres

Shower cubicle, vanity wash hand basin, low level wc, tiled walls, spotlights to ceiling - modern suite in white, heated towel rail

Externally

There is a front driveway providing off street parking for 2 vehicles, leading to the single garage. There is a wonderful rockery to the front and extensive gardens to the rear with well stocked borders, a paved patio area and a timber shed.

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Heating

Gas fired central heating

Windows

UPVC double glazed

Tenure

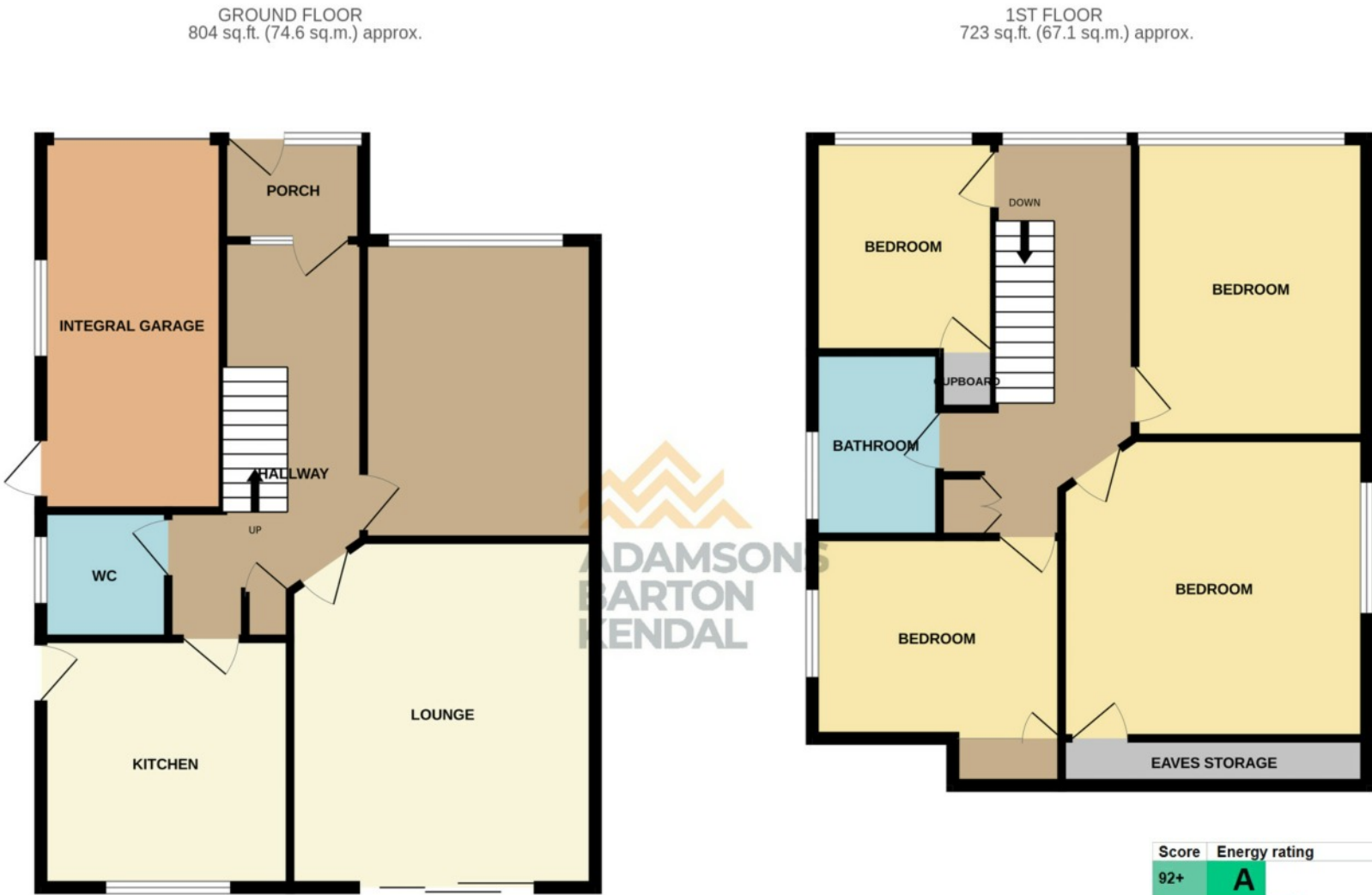
Freehold

Council Tax Band

D

Energy Performance Rating

TBC



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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