

Norden Way, Rochdale OL11 5TE

Asking Price £264,000



Nestled in the heart of the highly sought-after village of Norden, this stunning three-bedroom semi-detached bungalow offers the perfect blend of peaceful countryside living and modern convenience. Just a stone's throw from the village centre, you'll find an excellent selection of shops, bars, and restaurants, all within easy walking distance. For lovers of the outdoors, the picturesque Greenbooth Reservoir and surrounding countryside walks are just moments away, making this the ideal location for those seeking both lifestyle and location.

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The property itself is beautifully presented throughout and offers versatile living space set over two floors. On the ground floor, there is a spacious lounge with a feature fireplace, creating a warm and welcoming focal point. The fitted kitchen boasts ample storage and worktop space, with plenty of room for a dining table—bathed in natural light from large windows that overlook the garden. To the rear of the property, a generously sized double bedroom enjoys views over the garden, with a cosy snug next door that could serve as a second sitting room, study or hobby space. A modern wet room with toilet and sink provides convenience and accessibility.

Upstairs, the bungalow features two spacious bedrooms, both with access to handy eaves storage, ideal for keeping the home clutter-free.

With its unbeatable location, flexible layout and charming features, this home is sure to attract high levels of interest. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

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

LOUNGE - 4.71 X 3.19 metres

BEDROOM 1 - 3.18 x 3.93 metres

STUDY/ SNUG - 2.31 x 3.35 metres

WET ROOM - 1.58 x 2.35 metres

KITCHEN/ BREAKFAST ROOM - 3.90 x 4.09 metres

First Floor

BEDROOM 2 - 2.69 x 3.19 metres

BEDROOM 3 - 3.70 x 3.07 metres



ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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