

Clay Lane, Norden OL11 5RQ
Asking Price £169,950



ADAMSONS BARTON KENDAL are delighted to introduce this charming two-bedroom terraced property, ideally situated in the ever-popular residential area of Norden in Rochdale. Perfectly suited to first-time buyers or investors alike, this well-presented home offers a spacious and welcoming layout throughout.

VIEWING STRONGLY RECOMMENDED

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The ground floor comprises a generous lounge, leading through to a modern fitted kitchen with ample worktop space and room for a small dining table – ideal for everyday living. To the rear, a useful porch area, previously used as a utility space, provides additional practicality for families, while an external outbuilding houses the boiler and offers valuable storage.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom being particularly spacious. A modern "Jack and Jill" style bathroom is cleverly positioned between the two rooms, accessible from both, making for a flexible and functional arrangement.

Externally, the property benefits from a good-sized rear garden with gated access to the back alley, and there is convenient on-street parking available to the front.

This attractive home is offered as leasehold, falls within Council Tax Band B, and holds an EPC rating of C. Early viewing is highly recommended to appreciate the space, location, and potential on 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 - 4.3 x 4.7 metres

Kitchen - 4.3 x 2.4 metre

Rear Porch - 1.4 x 1.8 metres

Boiler Room - 1.0 x 1.9 metres

First Floor

Landing

Master Bedroom - 4.1 x 3.9 metres

Bathroom - 1.7 x 3.5 metres

Bedroom 2 - 2.6 x 2.4 metres



Tenure - To be confirmed