

Stocksgate, Norden OL12 7LW

Asking Price £260,000



Adamsons Barton Kendal are delighted to introduce this charming Three bedroom semi-detached property, located on the ever-popular Caldershaw Estate. Ideally positioned within easy reach of both Norden and Bamford villages, the property is close to a wide range of local amenities, excellent transport links, and access to well-regarded schools, making it an ideal family home.

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This beautifully presented home features double-glazed windows throughout and UPVC fascias and soffits, offering both energy efficiency and low maintenance. The ground floor comprises a spacious, light-filled living room that flows seamlessly into a stylish, open-plan kitchen/diner. The modern kitchen boasts an island with Quartz worktops, integrated appliances including a microwave, oven, hob, and dishwasher, and is finished to a high standard. Bi-fold doors lead directly from the kitchen onto the contemporary, low-maintenance rear garden, creating the perfect space for indoor-outdoor living and entertaining.

Upstairs, the property offers two double bedrooms and a well-proportioned single bedroom, currently used as a nursery. The family bathroom is modern and well-appointed, featuring tiled walls, a vanity sink unit, and a clean, contemporary finish.

Externally, the garden is both stylish and low maintenance, with a decking area to the rear ideal for soaking up the sun. A detached garage provides excellent storage, with the back section having been thoughtfully converted into a home office/study. A private driveway to the side of the property adds further convenience.

Early viewing is highly recommended to fully appreciate the standard and location of this fantastic home.

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 - 4.46 x 3.67 metres

Kitchen/Diner - 2.64 x 4.66 metres

First Floor

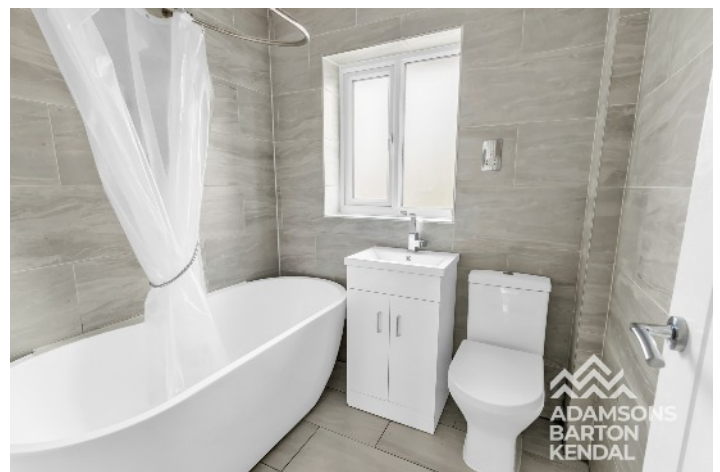
Landing

Bedroom 1 - 3.59 x 2.58 metres

Bedroom 2 - 3.50 x 2.58 metres

Bedroom 3 - 2.48 x 1.98 metres

Family Bathroom - 1.80 x 1.98 metres



ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - TBC

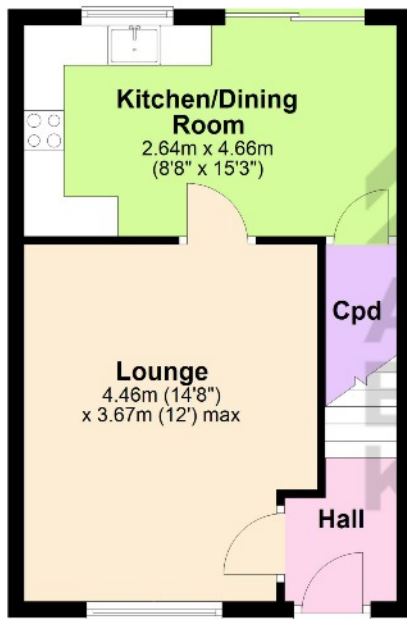
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



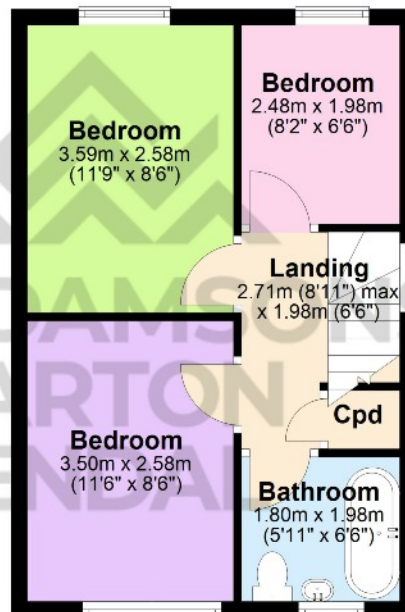
Ground Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



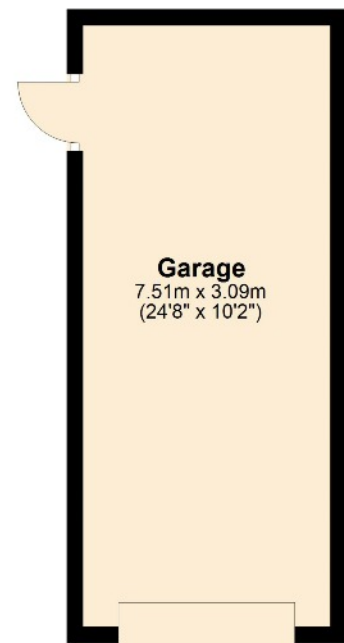
First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Outbuilding

Approx. 23.2 sq. metres (250.1 sq. feet)



Total area: approx. 90.3 sq. metres (971.7 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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