

Brooks End, Norden OL11 5XX

Asking Price £260,000



Adamsons Barton Kendal are delighted to introduce this exceptionally presented three-bedroom semi-detached property situated in the ever-popular Norden location.

**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA**

Tel : (01706) 653214

Recently renovated to an impressive standard, the home showcases high-quality fixtures and fittings throughout, offering a beautifully modernised interior that truly is a gem. Ideally positioned, the property is just a stone's throw away from highly regarded local schools such as Whittaker Moss and Norden Primary, as well as a range of local amenities and convenient public transport links. Upon entering, you are welcomed into a stylish dining room featuring contemporary panelling and a bespoke built-in storage and bench area. To the rear, the property opens into a bright and airy open-plan kitchen and living space, designed to maximise natural light. The modern fitted kitchen includes an integrated oven, hob and extractor fan, space for a fridge-freezer, and a convenient breakfast-bar feature. A cleverly designed storage cupboard has been transformed into a compact utility area housing a stacked washer and dryer. The lounge is a standout feature, boasting a built-in log burner and generous natural light, with patio doors leading directly out to the low-maintenance rear garden. This outdoor space is enhanced by an insulated outbuilding currently used as a hobby room, offering fantastic potential as a home office, along with a useful storage shed and a pleasant seating area ideal for relaxing in the sunshine. Upstairs, the property offers three bedrooms: a spacious master, a further good-sized double, and a single room perfectly suited as a nursery or dressing room. The accommodation is completed by a modern family bathroom with bath and overhead shower. Externally, the home benefits from gardens to the front and a spacious driveway, making this an exceptional opportunity not to be missed.

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

Dining Room - 4.88 x 4.51 metres

Kitchen - 2.51 x 4.51 metres

Lounge - 4.48 x 4.10 metres

First Floor

Bedroom 1 - 4.33 x 2.60 metres

Bedroom 2 - 3.05 x 2.60 metres

Bedroom 3 - 3.11 x 1.80 metres

Bathroom - 1.85 x 1.80 metres

ADDITIONAL INFORMATION

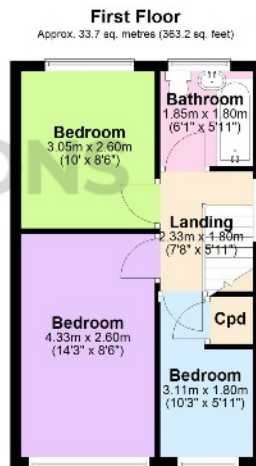
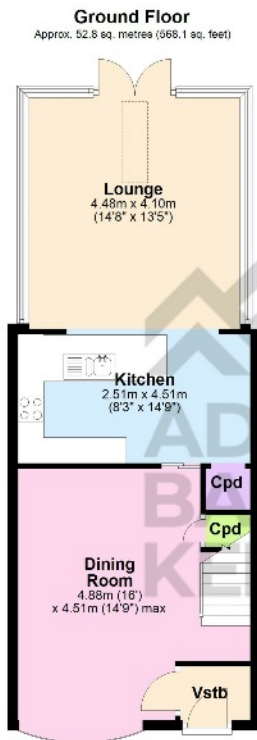
Council Tax Band - B

Energy Performance Cert - C

Tenure - Leasehold







Total area: approx. 86.5 sq. metres (931.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

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