



2 Minorca Close

Norden, Rochdale, OL11 5RP

£400,000



AN ATTRACTIVE DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Nestled in the highly desirable Minorca Close, Norden, within close proximity to Whittaker Moss Primary School and within walking distance to Ashworth Valley, this attractive three-bedroom detached family home presents an excellent opportunity for those seeking comfort and space. Set on a generous plot, the property boasts lawned gardens both at the front and rear, providing a perfect setting for outdoor activities and relaxation. The block-paved driveway offers ample off-road parking, ensuring convenience for residents and guests alike.

Inside, the home features two spacious reception rooms that create a warm and inviting atmosphere, ideal for family gatherings or entertaining friends. The addition of a conservatory enhances the living space, allowing for versatile use throughout the year. Each of the good-sized bedrooms is well-suited for a growing family, providing ample room for personalisation and comfort.

This home has been significantly enhanced in recent years, with a complete new roof including soffits, fascia boards, gutters and new triple glazed windows throughout. Three sides of the property have been rendered,



Ground Floor

Entrance

Composite double glazed front entrance door with Ultion lock and triple glazed windows.

Entrance Hall 10'8 x 5'7 (3.25m x 1.70m)

Central heating radiator, coving to the ceiling, smoke alarm, parquet Amtico flooring, staircase to the first floor and doors to reception room one, reception room two, the kitchen and under stairs storage.

Reception Room One 17'10 x 11'2 (5.44m x 3.40m)

UPVC triple glazed window, central heating radiator, media wall with television point, electric fireplace with limestone surround and remote, Amtico parquet flooring and double doors to the conservatory.

Conservatory 14'10 x 9'6 (4.52m x 2.90m)

UPVC double glazed windows, newly insulated pitched solid roof, spotlights to the ceiling and UPVC double glazed rear entrance door.

Reception Room Two 10'8 x 8'11 (3.25m x 2.72m)

UPVC triple glazed window, central heating radiator and Amtico parquet flooring.

Kitchen 15'1 x 6'11 (4.60m x 2.11m)

Two UPVC triple glazed windows, central heating radiator and is fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, Belling range cooker with a five ring hob and extractor hood, two and a half bowl stainless steel sink, drainer and mixer tap, plumbing for a dishwasher, space for a fridge freezer, spotlights to the ceiling, Amtico parquet flooring and a door to the utility room.

Utility 7'10 x 4'10 (2.39m x 1.47m)

UPVC triple glazed window, wall mounted boiler, plumbing for a washing machine and dryer, vinyl flooring, UPVC double glazed frosted rear entrance door and a door to the garage.

Garage 16'1 x 8'7 (4.90m x 2.62m)

Hormann electric sectional up and over door.

First Floor

Landing

UPVC triple glazed window, loft access, coving to the ceiling and doors to three bedrooms, the family bathroom and storage.

Loft

Partially boarded with LED light and no ladders.

Bedroom One 11'5 x 10'11 (3.48m x 3.33m)

UPVC triple glazed window, central heating radiator, fitted wardrobes and television point.

Bedroom Two 12' x 9'2 (3.66m x 2.79m)

UPVC triple glazed window and a central heating radiator.

Bedroom Three 11'5 x 6'8 (3.48m x 2.03m)

UPVC triple glazed window and a central heating radiator.

Bathroom 9' x 5'6 (2.74m x 1.68m)

UPVC triple glazed window, central heating towel rail, low base WC, pedestal wash basin with mixer tap, panelled bath with traditional taps and over head direct feed shower, extractor fan, fully tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden with a paved patio seating area and slate chips.

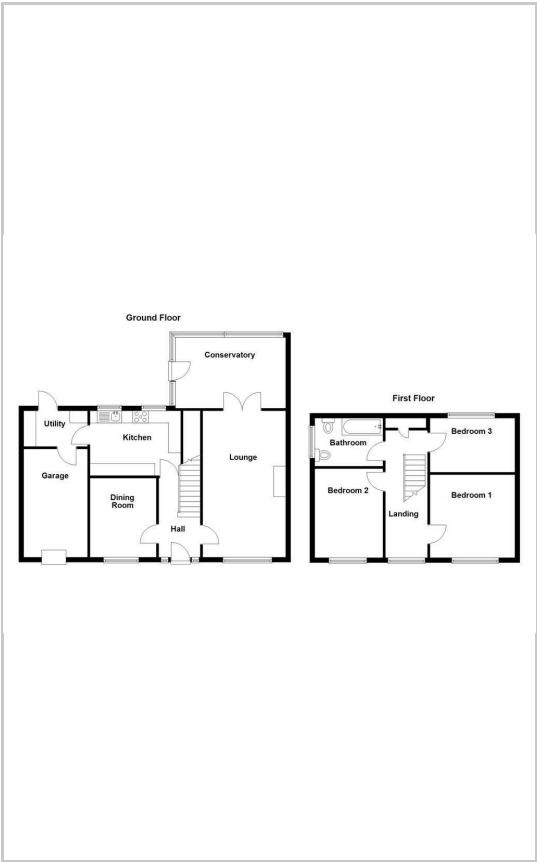
Front

Laid to lawn garden with mature trees and a block paved driveway providing off road parking for numerous vehicles.

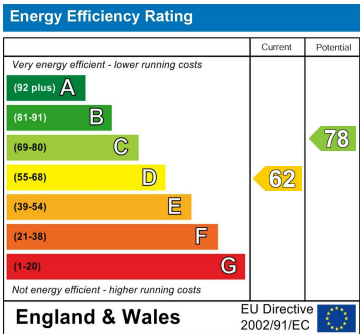
Area Map



Floor Plans



Energy Efficiency Graph



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