



**8 Scarfield Drive
Norden
Rochdale
OL11 5SA**

An exceptionally well presented and superbly appointed 2 bed detached true bungalow, extensively modernised when purchased by the present owners in 2005. 2 reception rooms, conservatory, utility room, en suite and integral garage. Located in a much sought after area conveniently placed within a short walk of Whittaker Moss Primary School and beautiful countryside. Excellent amenities are nearby in the villages of Norden and Bamford with bus stops for Manchester, Bury and Rochdale on Bagslate Moor Road.

The accommodation comprises:

PORCH

ENTRANCE HALL: with cloaks/storage cupboard with boiler.

LOUNGE: good sized reception room with modern electric fire to beautiful modern



£299,995

Bungalow - detached

Italian limestone fireplace.

DINING ROOM: part open plan to kitchen with archway in between and double French doors to conservatory.

CONSERVATORY: substantial brick built room with uPVC double glazing and radiator enjoying pleasant aspect over the garden.

KITCHEN: attractive modern beech style fitted kitchen with integral appliances comprising electric oven, ceramic hob, extractor hood with splashback, fridge, freezer and dishwasher. All downlighters have LED fittings. Glazed door to utility room.

UTILITY ROOM: uPVC double glazed room with fitted units and recesses including washing machine and dryer (included).

BEDROOM 1: good range of fitted modern furniture with concealed access to en suite.

EN SUITE: modern white suite comprising corner shower with electric shower, WC, washbasin, chrome ladder towel radiator, electric heater, extractor fan and fully tiled walls.

BEDROOM 2: second double room with modern fitted furniture.

BATHROOM: modern white suite comprising bath with electric shower above, WC, washbasin, chrome ladder towel radiator, electric heater, fully tiled walls, laminate flooring and extractor fan.

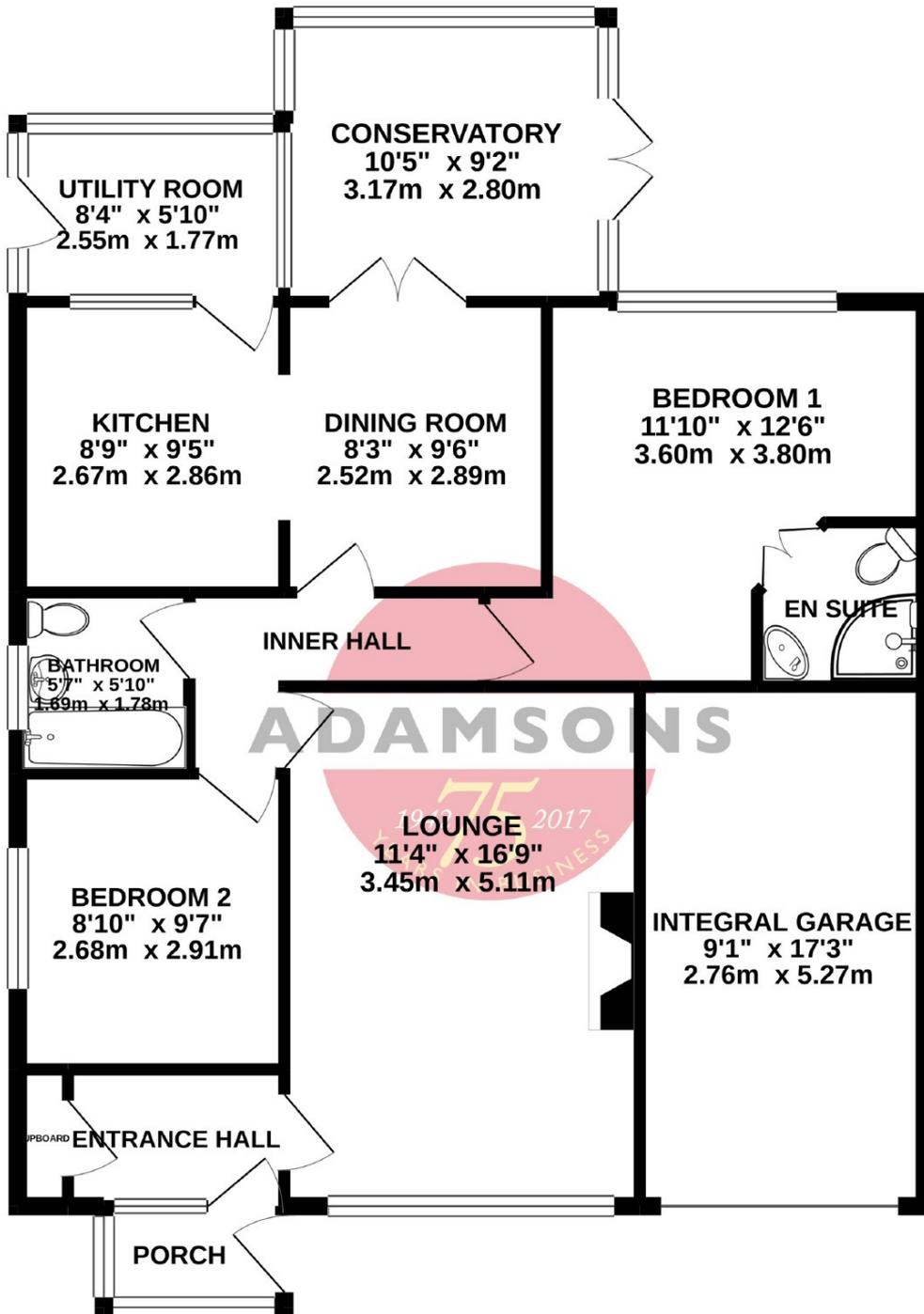
INTEGRAL GARAGE: a good sized single garage with modern remote controlled roller shutter door, lofty ceiling and ample room for storage. Power light and water.

EXERNALLY: large double-width block paved drive. Well maintained gardens to front and rear with **SUMMER HOUSE** having power from a solar panel and garden shed. Outdoor motion security lights to both sides of the property.

GENERAL: Long leasehold; Ground rent £12 pa; Council Tax Band D; Gas central heating (regular condensing boiler with hot water cylinder); uPVC double glazed; Digital Alarm system; electrically operated security shutters to three windows. Sky dish.



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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