



**4 Higher Lodge
Off Tenterhill Lane
Norden
Rochdale
OL11 5TZ**

Enjoying exceptional woodland views immediately behind the property and located on a small cul-de-sac on this select development on the outskirts of Norden, a very well presented 4 bedroom detached house. The property has the benefit of 2 good sized reception rooms in addition to a conservatory and there is an attached single garage. Conveniently placed within a short walk of Norden village with excellent amenities and on the edge of beautiful countryside. A number of popular primary schools are within easy reach and motorway access less than 4 miles away. Viewing is absolutely essential to fully appreciate the immediate location and fabulous outlook.

GROUND FLOOR

PORCH: feature open porch to front door.

HALL: spacious hall with space for furniture. Open plan spindled staircase.

CLOAKROOM: WC and washbasin in champagne.

LOUNGE: good sized L-shaped room with dual aspect windows to front.



£425,000

House - detached

DINING ROOM: generous 2nd reception room with serving hatch to kitchen, walk-in cupboard extending below the stairs and sliding patio door to conservatory.

CONSERVATORY: with superb view over garden and woodland, a brick built and hardwood double glazed conservatory with tiled floor, plug point and lighting.

BREAKFAST-KITCHEN: painted wall and base units with gas cooker and space for dishwasher. Superb view to rear.

UTILITY ROOM: fitted units to match kitchen, sink unit, plumbing for washing machine and space for dryer.

FIRST FLOOR

LANDING: half-gallery style landing with spindled balustrade. Trap door with ladder to part-boarded LOFT with lighting.

BEDROOM 1: double room with mirror-fronted wardrobes to one wall and superb view over the garden and woodland valley.

EN SUITE: modern white suite comprising large glazed shower cubicle with plumbed shower, WC and washbasin. Fully tiled walls and chrome ladder towel radiator.

BEDROOM 2: double room with view to rear. Fitted beech style wardrobes.

BEDROOM 3: double room with dual aspect windows to front and free-standing wardrobe.

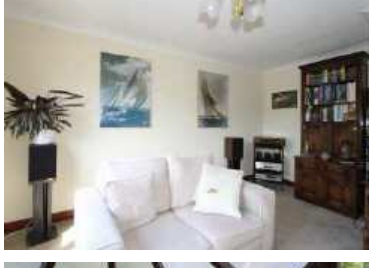
BEDROOM 4: single room to front.

BATHROOM: spacious bathroom with modern white suite comprising a shaped bath with curved glass screen for plumbed-in shower, WC and washbasin. Fully tiled walls and chrome ladder towel radiator.

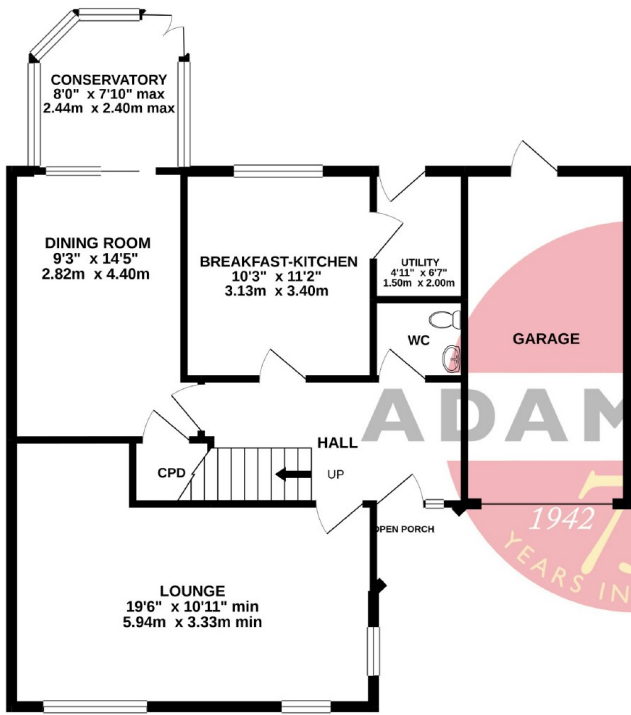
GARAGE: attached single garage with cavity wall construction, power and lighting.

EXTERNALLY: 2-car drive which could easily be widened. Attractive well maintained gardens to front and rear with woodland valley immediately behind offering an abundance of wildlife. To one side of the house is a purpose built timber shed of approximately 12 ft x 4 ft.

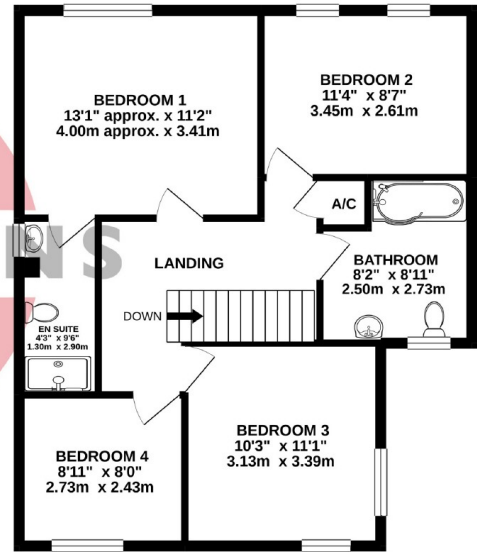
GENERAL: Built in 1989; Long leasehold (balance of 999 years) subject to approx. £60 pa ground rent; Council Tax Band E; Gas central heating (regular boiler with hot water cylinder); Hardwood double glazed; Cavity wall insulation.



GROUND FLOOR



1ST FLOOR



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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