



**16 Falcon Close  
Norden  
Rochdale  
OL12 7RY**

Exceptionally presented and lovingly maintained by the current owners, this delightful Detached family home offers ample and well planned accommodation for any growing family. The property has 4 good sized bedrooms, one of which is on the ground floor along with 2 family bathrooms. There are 2 traditional reception rooms along with a large conservatory to the rear overlooking the gardens. Situated on a desirable development within the heart of Norden close to all local amenities, well regarded schools and with open countryside to enjoy the outdoors on the doorstep.

#### **GROUND FLOOR**

**HALL:** spacious hall with Rock door to side, feature delft rack and good sized storage cupboard under spindled staircase.

**LOUNGE:** with large picture window to front enjoying an open aspect. Double folding doors to dining room and glazed door and window to hall. Open coal effect living flame gas fire to marble surround and hearth.

**DINING ROOM:** good sized second reception room with uPVC double glazed doors and windows to conservatory and separate glazed door to hall.



**£315,000**

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**House - detached**

STUDY/BEDROOM 4: fitted out as a study with modern beech style furniture including built-in cupboard and boiler cupboard.

CONSERVATORY: large uPVC double glazed lean-to style conservatory with superb view over the garden. Radiator and tiled floor.

KITCHEN: modern beech style fitted furniture with integral dishwasher. Integrated larder fridge, Recess for cooker with extractor hood above. Velux skylight in addition to the window to the utility room. Tiled floor.

UTILITY ROOM: uPVC double glazed lean-to style with access from the conservatory. Fitted base units, worktop, Belfast sink, tiled floor and ample space for appliances.

SHOWER ROOM: convenient ground floor modern shower room with white suite comprising a large glazed shower cubicle with plumbed shower; WC and washbasin. Fully tiled walls and floor.

## FIRST FLOOR

BEDROOM 1: double room to front with modern beech style fitted furniture. Small built-in cupboard.

BEDROOM 2: double room to rear with fitted furniture and superb view over the garden.

BEDROOM 3: double room to rear with view over the garden.

BATHROOM: attractive bathroom with white suite comprising Whirlpool bath with plumbed shower above and folding shower screen, WC, bidet and washbasin to vanity unit. Fully tiled walls, laminate flooring and heated towel radiator. Access to eaves storage with hot water cylinder.

## EXTERNALLY

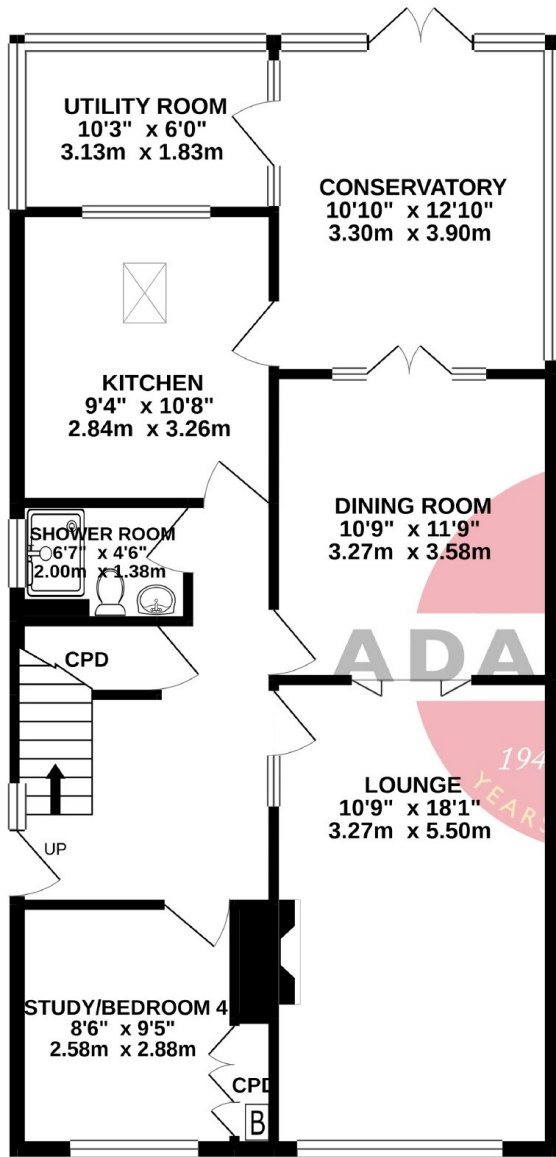
GARAGE: concrete sectional garage of 9'6 (2.9 m) x 18'2 (5.5 m) with power and lighting.

The property has the ease of a block paved tandem driveway to the side providing ample off road car parking and leading to a detached garage. There are beautifully presented, well maintained lawned and partially bordered gardens to the front. To the rear there is a private garden with both lawned and patio areas best placed to enjoy the sun along with summer house and garden tool shed. Concealed area to side for wheelie bins.

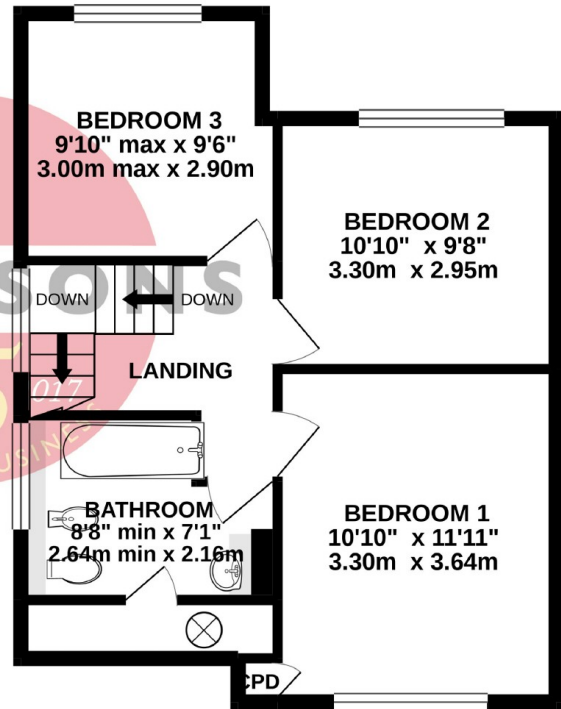
Services: All mains services connected. Gas fired central heating (regular boiler with pressurised hot water cylinder). uPVC double glazed windows (reversible to all first floor for easy cleaning from inside). Tenure: Leasehold subject to a ground rent of approx. £15 per annum. Council Tax: Band 'D'. EPC Rating TBC



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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