



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

Exceptionally well appointed True Bungalow with 2 double bedrooms, L-shaped Lounge and dining room and fully fitted modern kitchen and Shower Room. The property which has beautifully maintained gardens to the front and rear, also has a large tandem driveway and single garage. The accommodation has been well maintained and offers a superb opportunity for the discerning purchaser. 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.

Hallway: cloaks cupboard and separate boiler cupboard. Loft access.

Lounge/Dining Area: living flame electric fire with feature surround.

Kitchen: A comprehensive range of Shaker style wall and base units, single drainer sink unit, plumbing for automatic washer, 4 ring electric hob, built under electric oven, part tiled walls, door leading to the side of the property.



£284,950

House - link detached

Bedroom One: Double, situated to the rear. Built in robes and vanity unit.

Bedroom Two: Double, situated to the rear. Sliding doors to the rear patio.

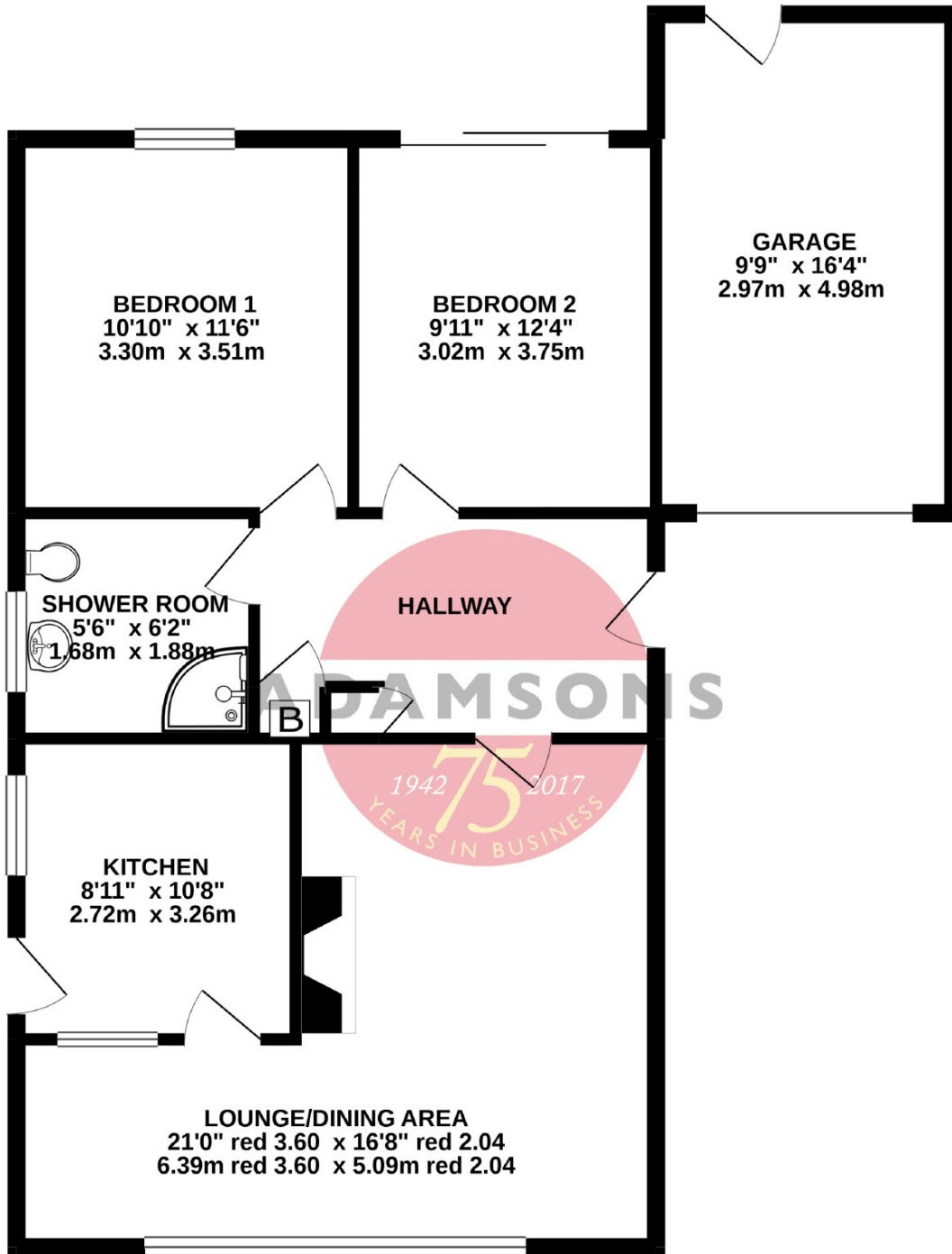
Shower Room: w.c, wash hand basin, corner shower cubicle, part tiled walls.

Outside: Beautifully maintained and low maintenance gardens to the front and rear with a private aspect. Large tandem driveway providing off road car parking leading to a car port and a single garage.

Services: All mains services connected. Gas fired central heating. Double glazed windows. Tenure: Leasehold with a ground rent of £12 per annum payable. Council Tax: Band 'C'. EPC Rating TBC



GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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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