







ADAMSONS
BARTON
KENDAL

Norden View
Rochdale OL12 7RF
OFFERS INVITED IN EXCESS OF £295,000

Adamsons Barton Kendal are delighted to introduce this unique three-bedroom end townhouse, forming part of a secure private development in the heart of Norden Village.

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Set over three floors, this characterful former chapel conversion has been refurbished throughout, combining traditional features with modern living. The property offers versatile accommodation briefly comprising of an entrance hallway, ground floor WC, modern fitted kitchen and an impressive reception room currently used as a dining room. To the first floor is a double bedroom, four-piece family bathroom and a spacious split-level reception room, currently used as a lounge but offering the flexibility to be utilised as a third bedroom if required. The second floor features a further double bedroom with an en-suite vanity room.

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Positioned literally on the doorstep of Norden village centre, a range of everyday amenities, independent shops, cafés and restaurants are all within easy reach. The property is also ideally placed for local schooling, including Norden Community Primary School and Whittaker Moss Primary School, with a bus stop at the end of the street providing convenient links to Rochdale town centre. For those who enjoy the outdoors, beautiful countryside walks, including those around Greenbooth Reservoir, are just a short distance away.

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Externally, the property benefits from two areas of private garden, two designated parking spaces and the added appeal of a secure, gated setting.

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Combining character, flexible accommodation and a highly convenient village location, this is a distinctive home offering the best of village life, with everyday amenities quite literally on the doorstep.

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Early viewing recommended.

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Ground Floor

Hallway - 2.09 x 1.55 metres
Bright entrance hallway featuring stylish monochrome geometric tiled flooring and a white panelled front door.

WC - 1.19 x 1.37 metres
Convenient downstairs WC comprising a corner wash hand basin and toilet and tiled flooring.

Dining Room - 4.05 x 3.64 metres
Versatile reception room, currently used as a dining room but equally suited as a lounge, featuring carpeted flooring and vertical blinds.

Inner Hallway - 2.54 x 1.59 metres
Spacious inner hallway with under stairs double oak door storage which could be used as an office.

Kitchen - 3.89 x 3.62 metres
Modern fitted kitchen featuring high-gloss units, quartz worktops and a breakfast bar. Integrated appliances include a microwave, extractor fan, fridge freezer, Range master double oven and grill, six-ring gas hob, wine fridge, washing machine and dishwasher. Further benefits include













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First Floor

Lounge/ 3rd Bedroom - 3.15 x 3.63 metres - 2.04 x 2.03 metres
Versatile split-level reception room, previously used as a third bedroom, featuring carpeted flooring, a multi-fuel log burner and wooden handrail leading down to an additional living area with double doors opening onto a Juliet balcony, enjoying views over the front lawn.

Bedroom 1 - 2.95 x 3.62 metres
Spacious double bedroom featuring fitted wardrobes, carpeted flooring, a vaulted ceiling with decorative beams and recessed spotlighting.

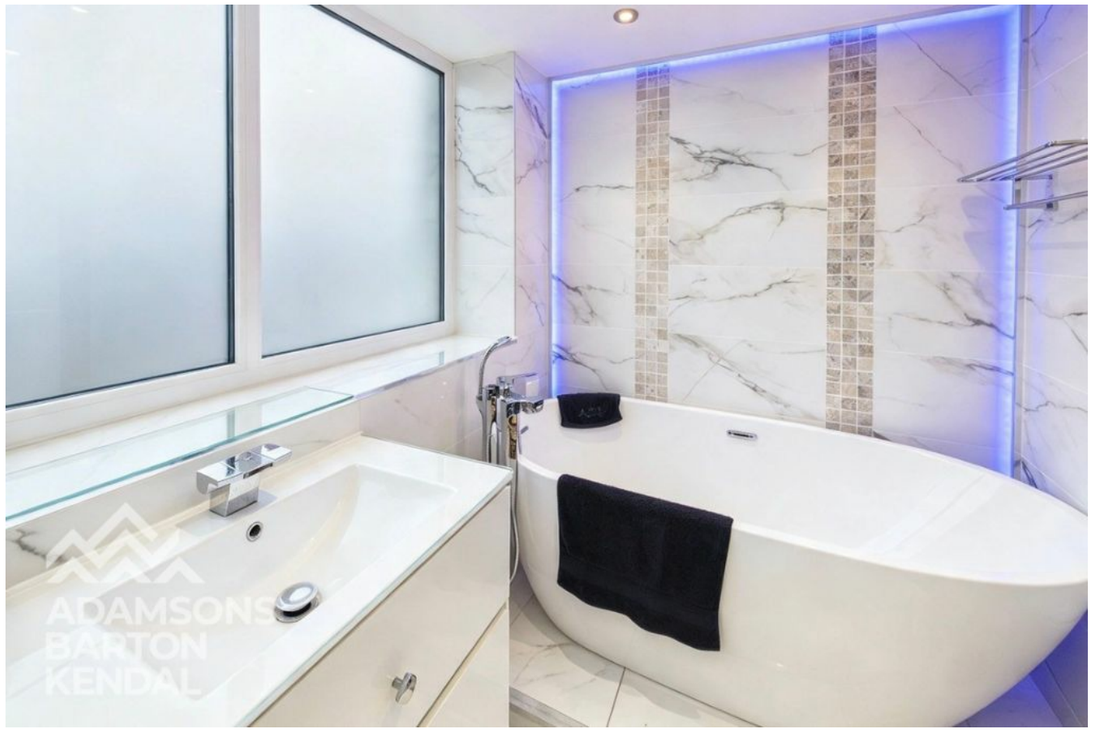
Bathroom - 2.98 x 1.77 metres
Stylish and modern four-piece family bathroom featuring a luxurious white freestanding bath with colour-changing LED lighting, walk-in glass shower enclosure, WC and wash basin with vanity unit. Finished with marble-effect wall tiles, porcelain tiled flooring, tiled splash back and the added comfort of under floor heating.

Landing - 4.47 x 0.82 metres
Stylish carpeted landing featuring a contemporary glass staircase and sensor-activated floor lighting.

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Second Floor

Bedroom 2 - 2.56 x 3.53 metres
Spacious double bedroom featuring carpeted flooring, fitted storage, exposed beams and a UPVC double-glazed Velux window. Sliding doors lead to a separate vanity area.

En Suite Vanity Room - 2.36 x 0.92 metres
WC and wash basin with vanity unit, tiled flooring.

Additional Features

- Oak internal doors throughout
- Electric fob entry system
- Private gated access
- Security cameras

Externally

Front patio and lawn. Within the gated area there are two designated car parking spaces and a further small area of private garden with a shed.

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Tenure

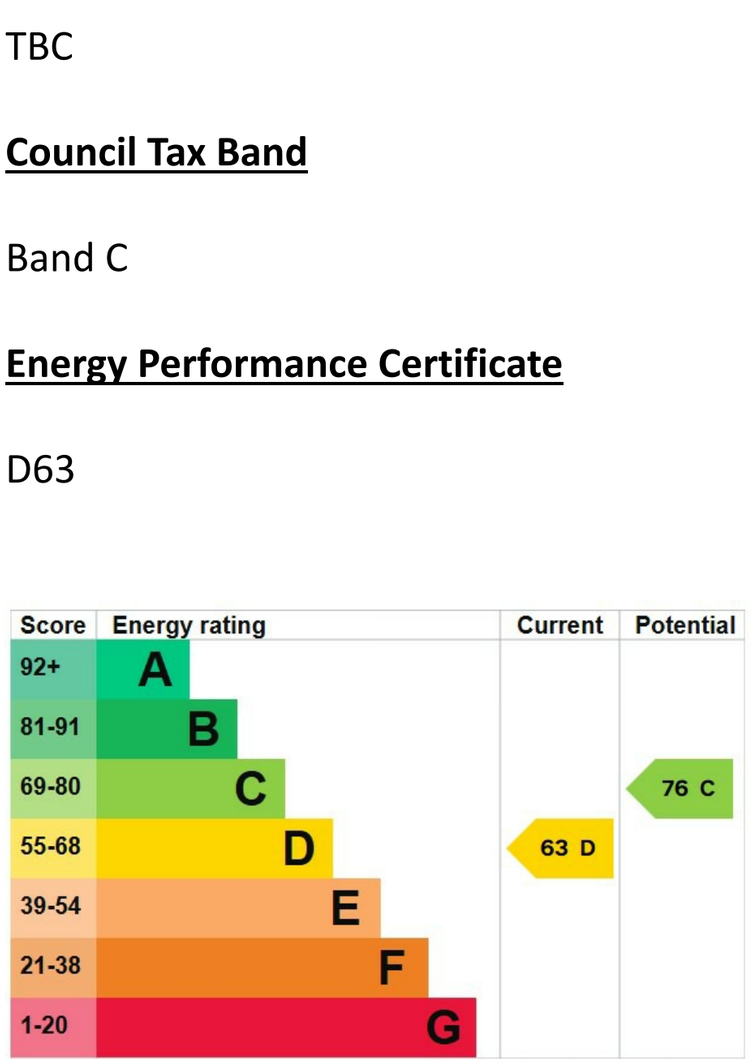
TBC

Council Tax Band

Band C

Energy Performance Certificate

D63





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