

Alderman Foley Drive OL12 7PU

Asking Price £215,000



Adamsons Barton Kendal are delighted to present this beautiful well maintained 2 bedroom semi detached home positioned off the popular Caldershaw estate in Norden. The property is ideally located a short walk away from Norden village and in close proximity to local amenities such as shops, restaurants, highly regarded schools such as St Vincents and Caldershaw Primary, and just off a popular bus route to Rochdale Centre

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The property is tucked away in a cal de sac location and offers a double driveway, landscaped gardens to the front and a private secluded garden to the rear. The accommodation briefly compromises of a large lounge, a modern fitted kitchen/diner, 2 double bedrooms and a family bathroom suite.

This home presents a great opportunity for first time buyers or investors and early viewing comes highly recommended.

Ground Floor

Entrance - 0.96 x 1.30 metres

Lounge - 4.82 x 4.21 metres

A large spacious lounge featuring a wide spiral staircase and windows to each side.

Kitchen/ Diner - 2.22 x 4.80 metres

A modern fitted kitchen featuring an integral oven, hob and extractor fan. There are double patio doors leading out into the rear garden and a stunning bay window with a street view.

Bedroom 1 - 2.53 x 4.20m metres

A double bedroom featuring a fitted wardrobe.

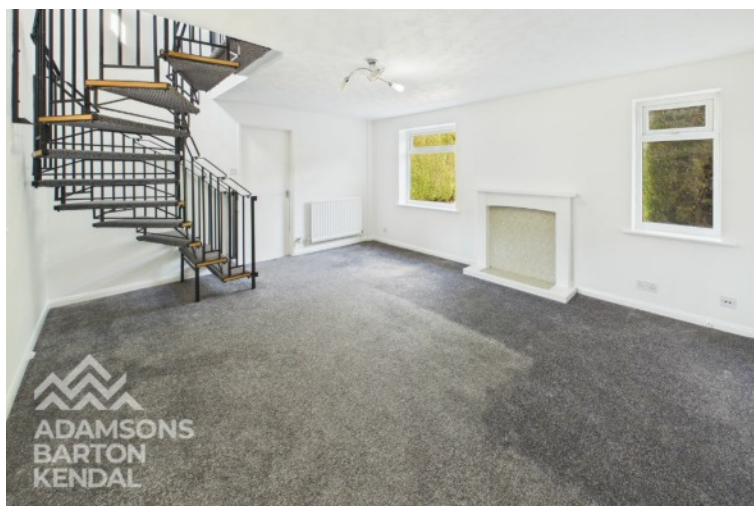
Bedroom 2 - 2.23 x 4.91 metres

A double bedroom featuring a stylish bay window to the front .

Bathroom - 2.16 x 1.76 metres

A 3 piece family bathroom suite featuring an bath with an overhead shower, toilet and sink unit.

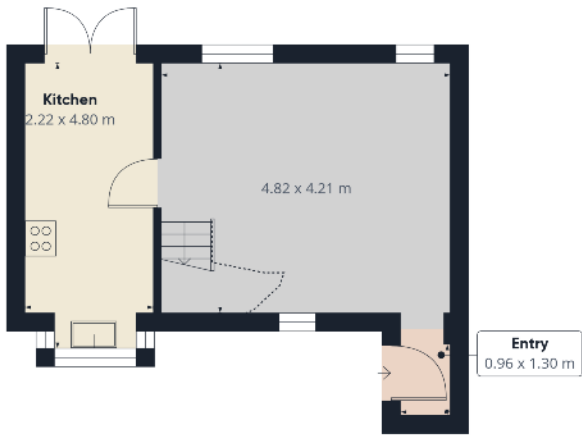
Landing - 2.17 x 1.08 metres



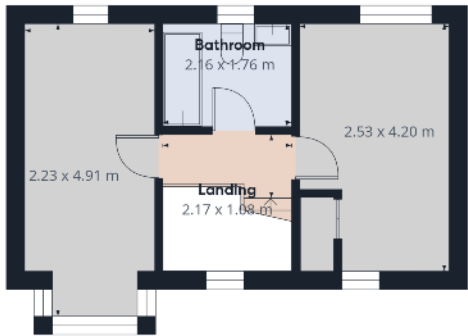


ADDITIONAL INFORMATION

Council Tax Band - B
Energy Performance Cert - TBC
Tenure - To be confirmed



Floor 0



Floor 1

Approximate total area⁽¹⁾
59.3 m²
Reduced headroom
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS
J.C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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