

**Whittaker Lane, Rochdale OL11 5PL**

**Asking Price £310,000**

**Council Tax Band C**



**ADAMSONS BARTON KENDAL** are pleased to present this exceptional two bedroom detached bungalow, ideally located on a generous corner plot in the highly sought-after area of Norden. Situated within an established and popular development, the property is within walking distance of the village and a wide range of local amenities. The bungalow enjoys an elevated position, offering delightful views of the surrounding countryside, including Knowl Hill and Scout Moor

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Upon entering the property, prospective buyers are greeted by a spacious entrance hallway, accessed via a welcoming front porch. To the right, a large reception room provides a bright and airy living space, perfect for both relaxation and entertaining. The fitted dining kitchen, located at the rear, offers ample storage and workspace, with the adjoining conservatory providing a peaceful area to enjoy the garden views. The property benefits from two generously sized double bedrooms, as well as a modern family bathroom featuring a walk-in shower cubicle.

Set on a substantial plot, the property offers potential for expansion (subject to obtaining the relevant planning permissions), allowing buyers the opportunity to enhance and tailor the property to their individual needs.

Externally, the bungalow boasts excellent kerb appeal, with mature and meticulously maintained wraparound gardens. The rear garden offers a high degree of privacy, featuring a well-maintained lawn, a charming patio area, and beautifully stocked borders. To the front, a block-paved driveway accommodates up to two vehicles, while a single garage provides excellent storage space and the potential for conversion into additional living space, should the buyer wish to explore that option.

Early viewing is highly recommended to fully appreciate the superb position of this property, which is ideally suited for those looking to downsize while enjoying the benefits of a tranquil and picturesque setting.





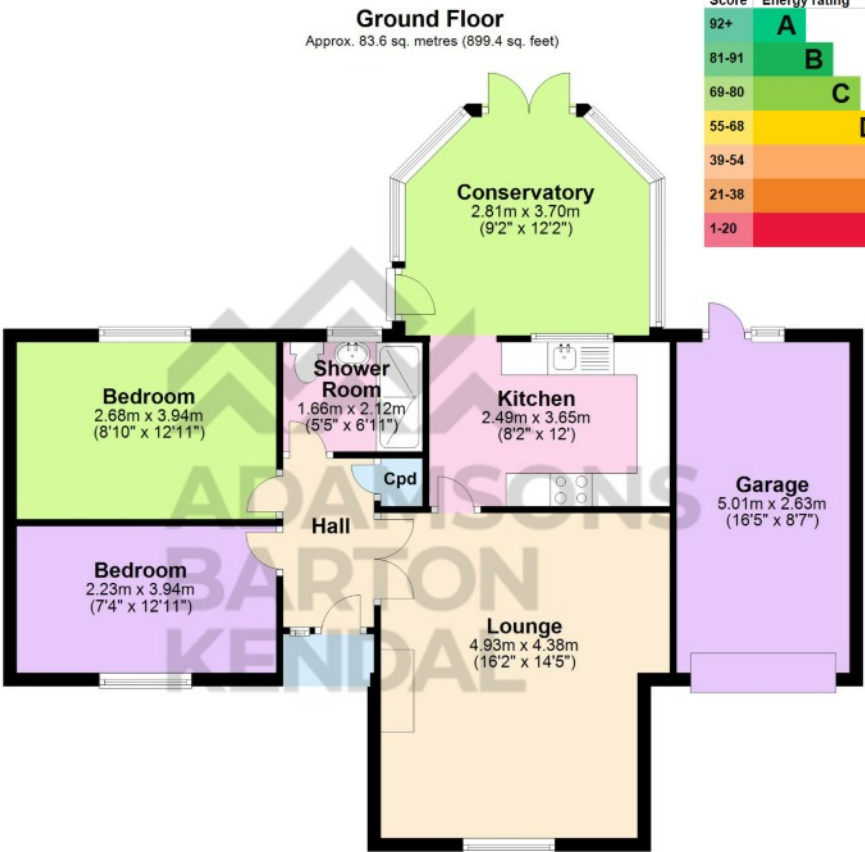




ADDITIONAL INFORMATION

Council Tax Band - C      Energy Performance Cert - D59      Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 83.6 sq. metres (899.4 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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