

Greenbooth Road, Norden OL12 7TD

Asking Price £190,000



ADAMSONS BARTON KENDAL are delighted to introduce this stunning two-bedroom end-terraced cottage, positioned perfectly in the heart of Norden Village, with Greenbooth Reservoir and beautiful countryside walks right on your doorstep. This charming home offers the perfect blend of character and modern living, making it an ideal opportunity for first-time buyers looking to get onto the property ladder. Externally, the property benefits from on-street parking to the front and a private paved yard to the rear, perfect for outdoor seating and entertaining.

Viewing Highly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk**

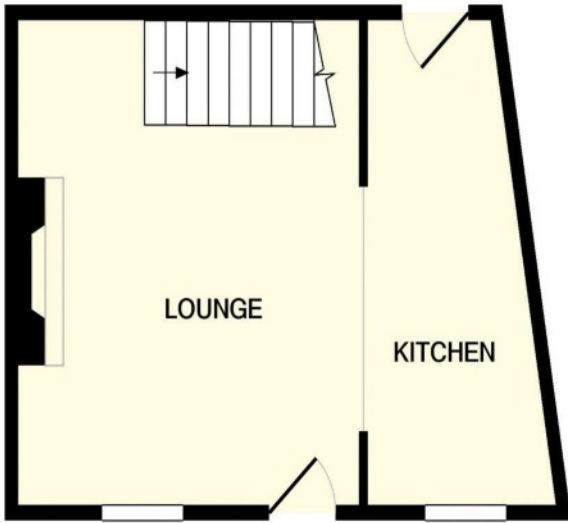
Internally, the ground floor boasts a beautiful open-plan layout featuring a cosy lounge area complete with a log burner, creating a warm and inviting atmosphere. The fitted kitchen is finished to a high standard and includes a range of integrated appliances.

To the first floor are two well-proportioned double bedrooms and a modern three-piece family bathroom suite.

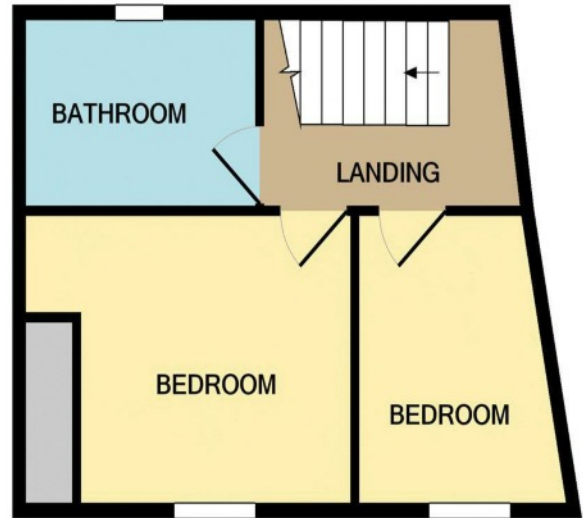
Ideally situated close to highly regarded schools, local amenities, transport links, and scenic countryside walks, this property is not to be missed.







GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2022

Additional Information

Council Tax Band - A

Energy Performance Cert - E

Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification