

**Shawfield Lane, Norden OL12 7RG**

**Offers invited in the region of £165,000**



**ADAMSONS BARTON KENDAL** are delighted to present this charming two-bedroom stone-built terraced home, enviably positioned in the very heart of the highly sought-after village of Norden.

**Viewing Recommended**  
**Vacant Possession Available - No Chain**

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## Property Description

Occupying an exceptional position, the property is literally on the doorstep of Norden village and its excellent range of independent shops, cafés and amenities, including Hope, Carousel and the Co-op, with Stocco Restaurant just a stone's throw away. The highly regarded Norden Community Primary School is situated on the same street, whilst the beautiful surroundings of Greenbooth Reservoir and the stunning open countryside are just a five-minute walk away. Norden Cricket Club is literally across the road, with the property enjoying lovely views across the cricket ground from the master bedroom, adding to the charm and appeal of this enviable village setting.

Norden remains one of Rochdale's most sought-after residential locations, offering an enviable balance of village convenience, independent local businesses and easy access to beautiful surrounding countryside.

Internally, the accommodation briefly comprises an entrance vestibule, an attractive lounge, a fitted kitchen, a generous master bedroom and a further double bedroom. The property also benefits from a cellar and utility area, offering valuable additional space with potential to create a home office, gym or relaxation area, subject to any necessary consents.

Externally, there is ample on-street parking to the front, together with a communal yard to the rear. Further benefits include gas-fired central heating and double-glazed windows.

This property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as those seeking to downsize without compromising on location or lifestyle.

With its charming stone-built character, versatile accommodation and truly enviable position in the centre of Norden village, this is an opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the location and potential this lovely home has to offer.

## Ground Floor

### ENTRANCE VESTIBULE

Front LOUNGE - 4.3 x 4.2 metres

Feature fireplace, laminate floor , vertical blinds

KITCHEN - 3.6 x 3.3 metres (approx)

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces and built in oven, hob and extractor hood

## Lower Ground Floor

CELLAR ROOM / UTILITY AREA - 4.0 x 3.6 metres

Range of wall and base units, sink unit

## First Floor

### LANDING

MASTER BEDROOM - 3.9 x 3.2 metres

Fitted wardrobes

BEDROOM TWO - 2.9 x 2.5 metres

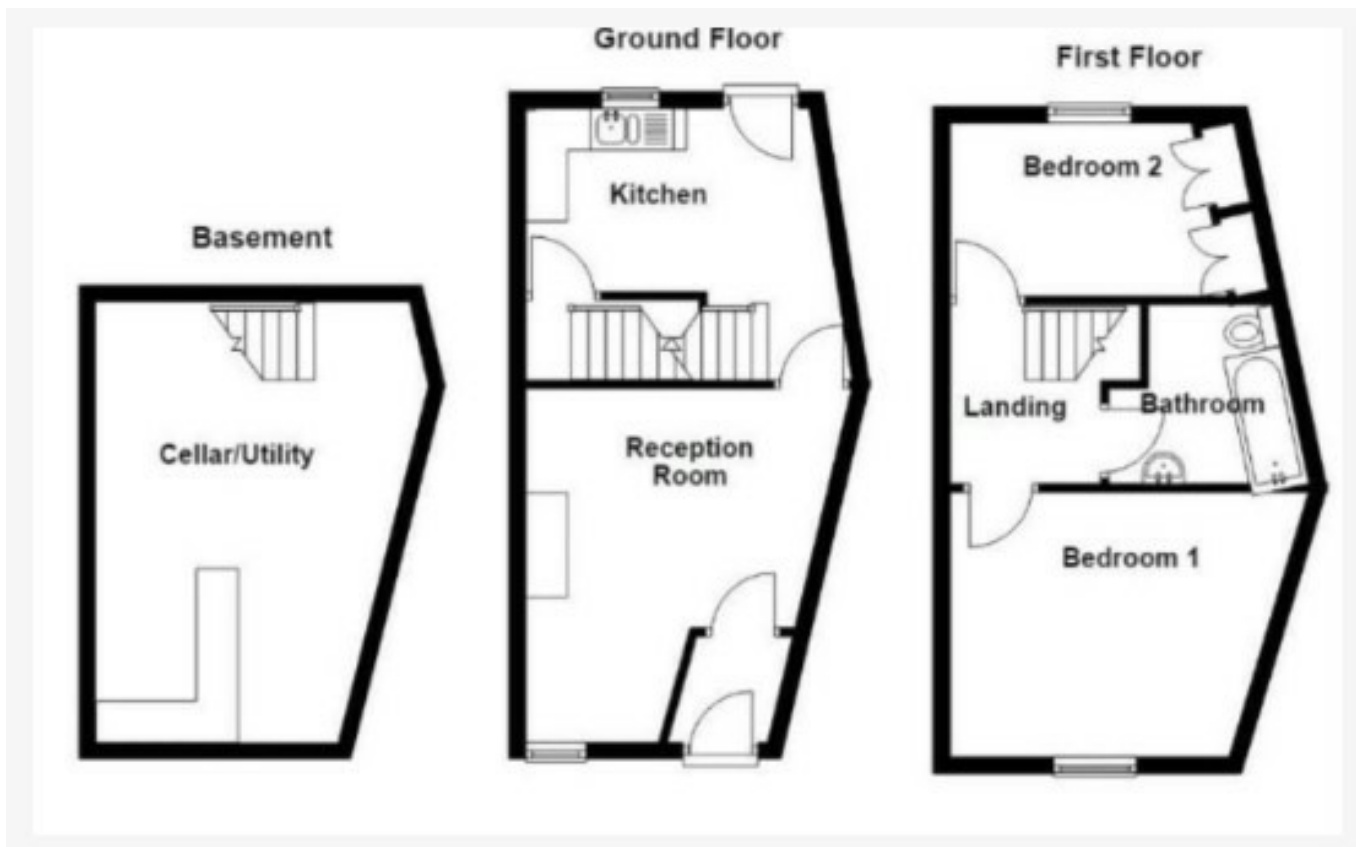
Fitted wardrobes

BATHROOM - 2.2 x 1.2 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white







### Additional Information

Council Tax Band - B  
 Energy Performance Cert - D62  
 Tenure - Leasehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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