



**Newhouse Crescent
Norden, Rochdale OL11 5RR
OFFERS INVITED IN THE REGION OF £365,000**

Adamsons Barton Kendal are delighted to bring to the market this spacious three bedroom detached family home, situated in a desirable and highly sought after area with close links to both Norden and Bamford with all the amenities on offer. The accommodation comprises, at ground floor level, an entrance porch, hallway, spacious lounge with patio doors, dining room, kitchen, utility room and an attached garage. To the first floor, there are three spacious bedrooms, together with a family bathroom and a separate WC. The property boasts uPVC double glazing throughout and a gas fired central heating system. Externally, the property has a private driveway providing parking for numerous vehicles alongside a well maintained front garden. To the rear, there are stunning mature gardens with a wonderful outlook over farmland. Early viewing comes highly recommended to appreciate the size and position of this lovely home!



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Ground Floor

Porch - 0.97m x 2.05m (3'2" x 6'9")

Hallway - 3.55m x 1.81m (11'8" x 5'11") - Spacious hallway with stairway to first floor

Kitchen - 2.05m x 4.71m (6'9" x 15'5") - A range of wall and base units with complementary work surfaces and a mix of integrated and freestanding appliances.

Through Lounge - 5.46m x 3.41m (17'11" x 11'2") - Large lounge with window at one end and sliding patio doors leading out to the garden at the other, feature fireplace with gas fire

Utility Room - 1.59m x 2.56m (5'3" x 8'5") - Access to rear garden.

Dining Room - 3.32m x 2.80m (10'11" x 9'2") - Overlooking the front garden

First Floor

Landing - 4.60m x 1.81m (15'1" x 5'11")

Bedroom One - 3.33m x 3.41m (10'11" x 11'2") - Double bedroom with fitted wardrobe space.

Bedroom Two - 3.72m x 2.80m (12'3" x 9'2") - Double bedroom with fitted wardrobes and shelving.

Bedroom Three - 3.41m x 2.04m (6'8" x 11'2") - A spacious bedroom enjoying a wonderful outlook to the rear

Bathroom - 1.74m x 2.80m (5'9" x 9'2") - Two piece bathroom suite comprising pedestal wash hand basin and panelled bath with overhead shower. Separate WC - Low level wc

External

Garage - 4.84m x 2.56m (15'11" x 8'5") The property boasts a private driveway for numerous vehicles as well as an attached single garage with access via the utility room. There are well maintained gardens to the front and stunning gardens to the rear, backing on to farmland.

This wonderful family home is located in a fabulous location with countryside walks nearby and all the usual local amenities including much sought after schools on your doorstep.

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Tenure

TBC

Council Tax Band

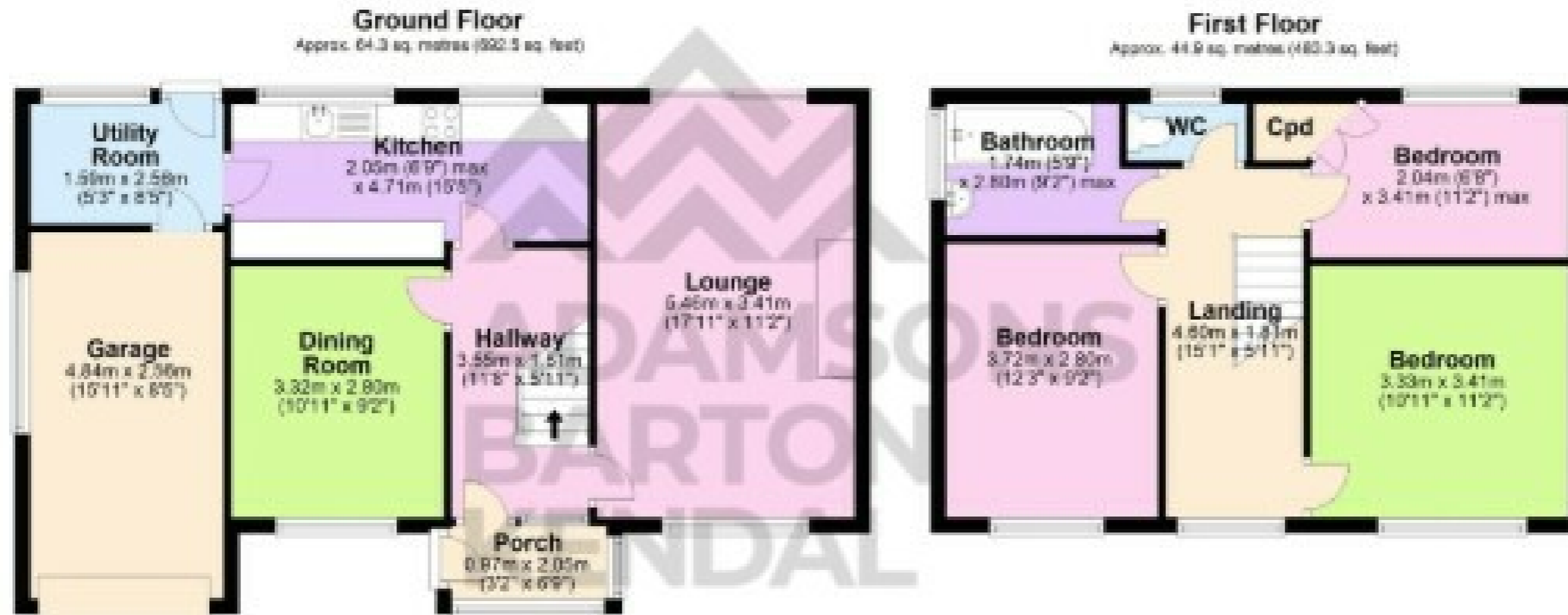
Band D

Energy Performance Certificate

D60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 109.2 sq. metres (1175.8 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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