



Shearing Avenue
Rochdale OL12 7QY
OFFERS OVER £415,000

Adamsons Barton Kendal are delighted to present this sensational four-bedroom detached family home, situated in one of Rochdale's most sought-after areas, the lovely village of Norden

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Ideally positioned at the head of a peaceful and private cul-de-sac, the property is well placed for Norden Village and its excellent range of amenities, including independent shops, restaurants such as The Hop & Vine and Stocco, and highly regarded local schools. Norden Community Primary School and Caldershaw Primary School are both quite literally on the doorstep

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The property also benefits from being close to some of the area's beautiful countryside, with Greenbooth Reservoir and a variety of scenic walking routes just a short distance away

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Internally, the property is presented in immaculate condition and is ready to move straight into, making it an ideal home for those looking to upsize. The accommodation briefly comprises an entrance hallway, lounge, dining room which has been extended to create an open-plan dining and snug area, kitchen, utility room and downstairs WC. There are four double bedrooms to the first floor, including a master bedroom with en-suite bathroom, together with a family bathroom

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Externally, the property occupies a generous plot with landscaped gardens to both the front and rear, along with driveway parking and a single garage

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The combination of its position, generous accommodation and excellent local amenities makes this a fantastic family home

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Early viewing is highly recommended.

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ACCOMMODATION

Ground Floor

Entrance Hallway

A bright and welcoming entrance hallway featuring herringbone engineered wood flooring.

Lounge -4.35 x 3.92 metres

Bright and modern family living room featuring a cream carpet, Venetian blinds and a sleek floating wall-mounted media unit.

Dining Room - 3.02 x 2.45 metres

Extended dining room with stylish herringbone engineered wood flooring, conveniently positioned adjacent to the kitchen.

Sitting Room / Snug - 3.63 x 2.68 metres

Beautifully appointed snug forming part of the extension added by the current owners, featuring bi-fold doors with curtains and large window with made-to-measure Venetian blinds. A versatile second sitting area, ideal for larger families.

Kitchen - 3.41 x 2.32 metres

Stylish modern kitchen featuring light grey handle less units, integrated appliances and herringbone engineered wood flooring. Appliances include Neff oven and hob, AEG microwave and extractor hood, Zanussi dishwasher and Hansgrohe boiling water tap, complemented by Venetian blinds.

Utility - 3.02 x 2.71 metres

Convenient utility room with herringbone engineered wood flooring and Venetian blind, providing space for the fridge freezer, alongside a WC and internal access to the garage

WC - 1.33 x 1.55 metres

Stylish WC featuring a slate grey floating vanity unit with wash hand basin, WC and tiled flooring.

Garage - 4.7 x 2.71 metres



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ACCOMMODATION

First Floor

Landing

Master Bedroom - 3.76 x 3.03 metres

Spacious master bedroom featuring fitted wardrobes, over-bed storage, carpeted flooring and Venetian blinds, complemented by a private en-suite shower room.

En Suite - 1.87 x 1.74 metres

Modern en-suite shower room featuring vinyl flooring, Venetian blind, mirrored vanity unit with wash hand basin, corner glass shower enclosure with built-in shelving and WC.

Bedroom 2 - 3.95 x 2.70 metres

Spacious double bedroom featuring carpeted flooring, built-in wardrobes with mirrored sliding doors, wall-mounted shelving and Venetian blinds.

Bedroom 3 - 2.90 x 2.68 metres

Double bedroom featuring carpeted flooring, Venetian blinds and a built-in storage cupboard currently utilised as a wardrobe.

Bedroom 4 - 2.08 x 2.70 metres

Versatile fourth bedroom featuring laminate flooring, built-in wardrobe with sliding doors and Venetian blinds, currently utilised as a home office.

Bathroom - 1.87 x 2.10 metres

Modern three-piece family bathroom featuring beige wall tiling, panelled bath with shower attachment, wash hand basin and WC.



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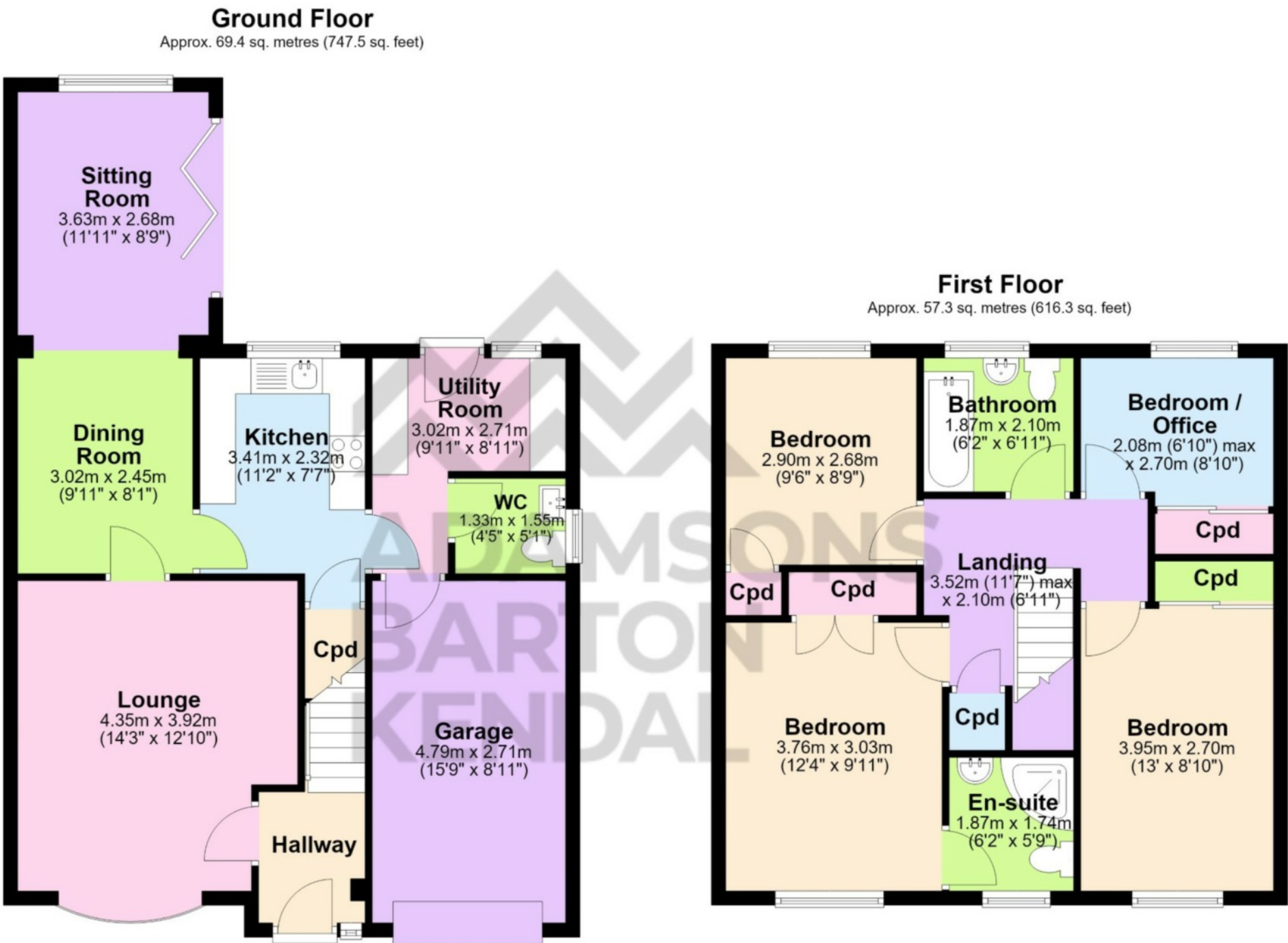


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Tenure - Freehold

Council Tax Band - Band D

Energy Performance Cert - C71



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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