



Wickentree Holt
Rochdale OL12 7PQ
ASKING PRICE £320,000

Adamsons Barton Kendal are delighted to introduce to the market this beautifully presented three-bedroom detached family home, situated in the highly sought-after Norden location, just off the Caldershaw Estate. Occupying a generous wrap-around plot, this attractive property offers spacious and versatile accommodation, well-maintained gardens and excellent outdoor space, making it an ideal home for families.

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Norden is widely regarded as one of Rochdale's most desirable residential areas, offering the perfect balance of village living and access to beautiful surrounding countryside. A variety of countryside walks can be enjoyed right on the doorstep, including the popular Greenbooth Reservoirs, whilst well-regarded local schools such as Caldershaw Primary School, St Vincent's RC Primary School and Norden Community

Primary School are all within easy reach. The property is also conveniently positioned for Norden village amenities, including a selection of restaurants, bars, independent shops and everyday conveniences.

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Internally, the accommodation briefly comprises an entrance hallway, a spacious lounge, separate dining room, fitted kitchen and downstairs WC. To the first floor, there is a generous master bedroom complete with en-suite facilities, two further double bedrooms and a three-piece family Bathroom.

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Externally, the property continues to impress, occupying a generous wrap-around plot with beautifully maintained lawns to the front. To the outside, there is a further lawned garden and flagged patio area, providing an ideal setting for outdoor dining, entertaining and family enjoyment. A tandem driveway provides off-road parking and leads to a detached single garage, offering additional parking or useful storage space.

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Offering well-presented accommodation, generous gardens and an enviable position in one of Rochdale's most sought-after locations, this superb detached home is an excellent opportunity for families looking to settle in the popular Norden area. Early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Hallway - 2.98 x 1.84 metres

Entrance hallway with tiled flooring.

Lounge - 5.44 x 3.23 metres

Generous family lounge with laminate flooring, UPVC double glazed patio doors and stylish shutter blinds.

Dining Room - 3.48 x 2.59 metres

Versatile second reception room featuring laminate flooring and a bay window fitted with stylish shutter blinds.

Kitchen - 2.91 x 3.53 metres

Modern fitted kitchen with integrated extractor fan, double oven, gas hob and stainless steel sink with drainer, space for further appliances and access to the driveway.

Hallway - 2.98 x 1.84 metres

Entrance hallway with tiled flooring.

WC

Convenient downstairs WC comprising a toilet and vanity wash basin.



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First Floor

Master Bedroom - 4.16 x 4.53 metres

Generous double master bedroom with carpeted flooring, fitted wardrobes, over-bed storage units and a built-in desk, alongside the added benefit of a private en-suite.

En Suite - 0.93 x 2.63 metres

Stylish, recently modernised en-suite featuring tiled walls and flooring, a vanity wash basin, WC and glass shower cubicle with sliding door, complemented by a frosted double-glazed window.

Bedroom 2- 3.61 x 3.71 metres

Well-proportioned double bedroom featuring carpeted flooring, fitted wardrobes and additional storage cupboards.

Bedroom 3 - 2.39 x 2.27 metres

Single bedroom with carpeted flooring, ideal for a child's bedroom, nursery or home office.

Bathroom - 0.93 x 2.63 metres

Three-piece family bathroom comprising a bath with handheld shower attachment, WC and wash hand basin, complemented by tiled walls.





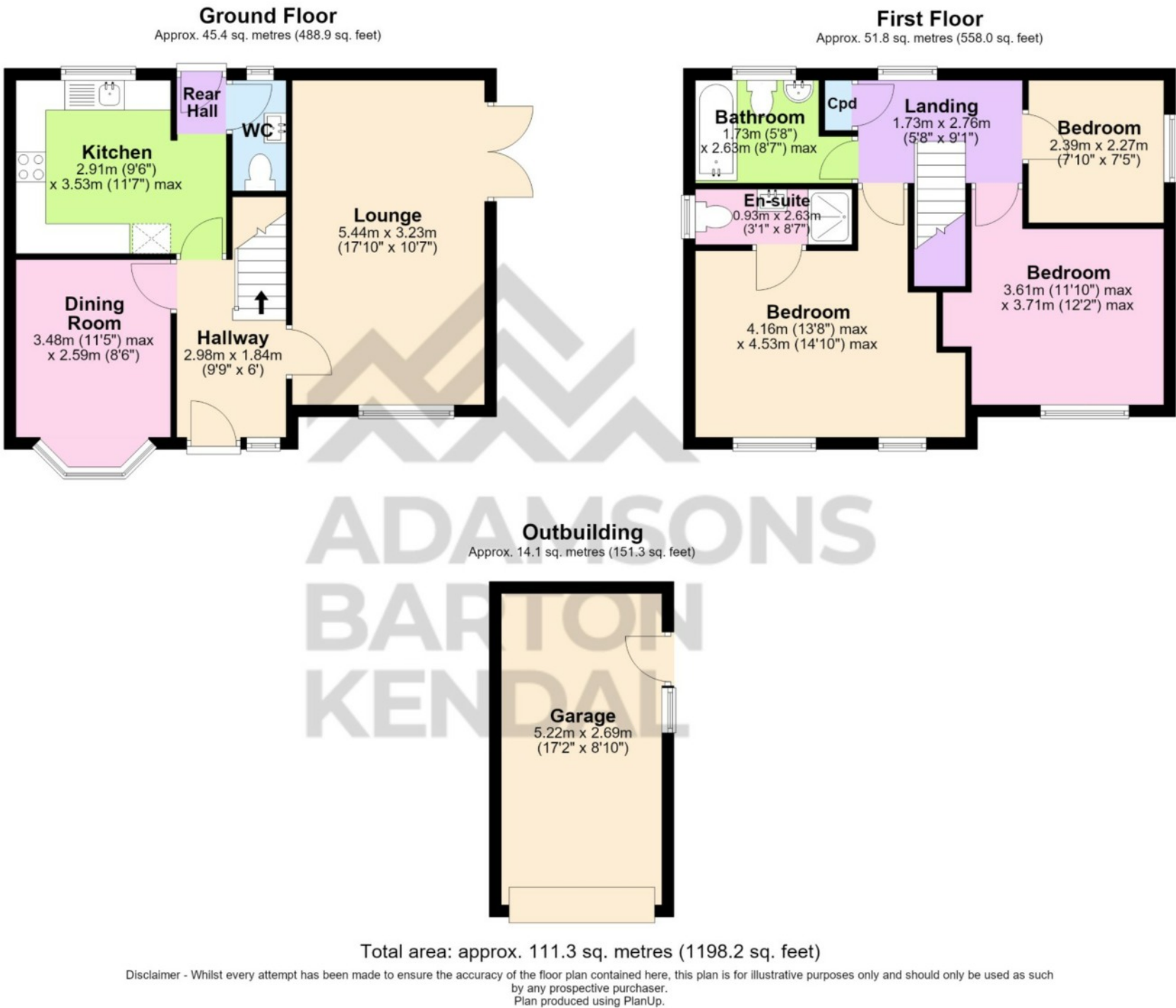
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL



Tenure

TBC

Council Tax Band

Band D

Energy Performance Certificate

TBC

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