



46 Ellis Fold | Norden | Rochdale OL12 7RR

[www.reside.agency](http://www.reside.agency)



# 46 Ellis Fold

## Norden | OL12 7RR

This beautifully presented four bedroom detached family home, occupies an excellent corner plot in a highly sought-after position in Norden. Boasting stunning open countryside views, the property is conveniently located on a bus route and has easy walking access to excellent village amenities and highly regarded local schools.

Internally, the accommodation boasts well-appointed and versatile living spaces. An inviting entrance hallway provides access to a spacious lounge and dining area, featuring ample natural light and a comfortable setting for relaxation whilst overlooking the rear garden. The spacious breakfast kitchen is fitted with a range of units including integrated appliances and provides ample workspace for modern day living. A ground floor wc completes the accommodation at this level.

Externally, the family home is surrounded by beautiful open countryside. At the side, a driveway with access to a single garage with electric up and over door. With gardens to the front, rear and side the residence boasts the potential for extension, subject to planning. The attractive garden at the rear is perfect for enjoying the open aspect views on display throughout the seasons.

To the first floor, the property offers four double bedrooms, all presented to a high standard, with pleasant outlooks. The accommodation is served by a stylish four-piece family bathroom.



RESIDE



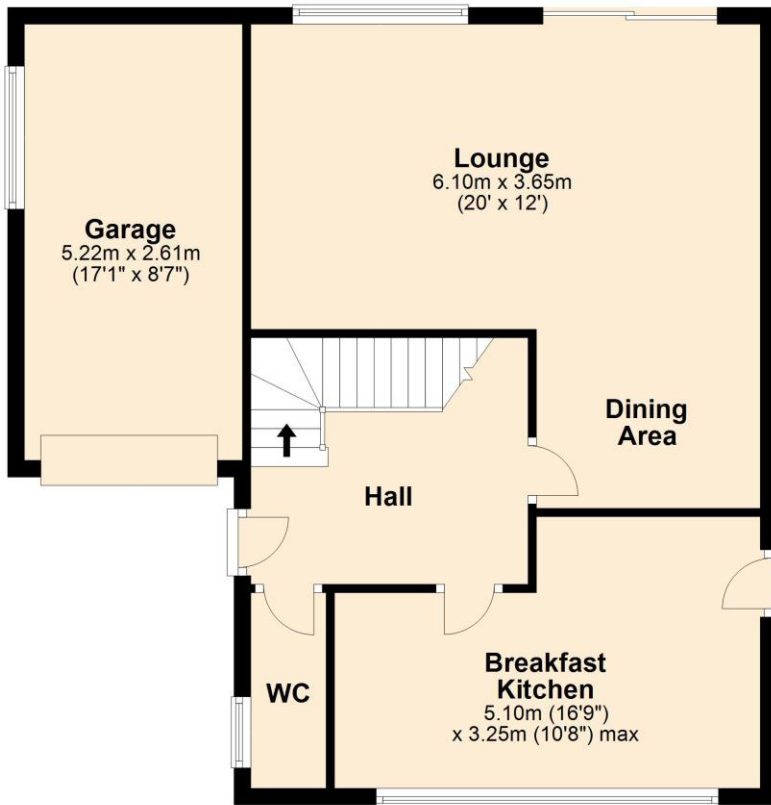


To view this property call Reside on **01706 356633**



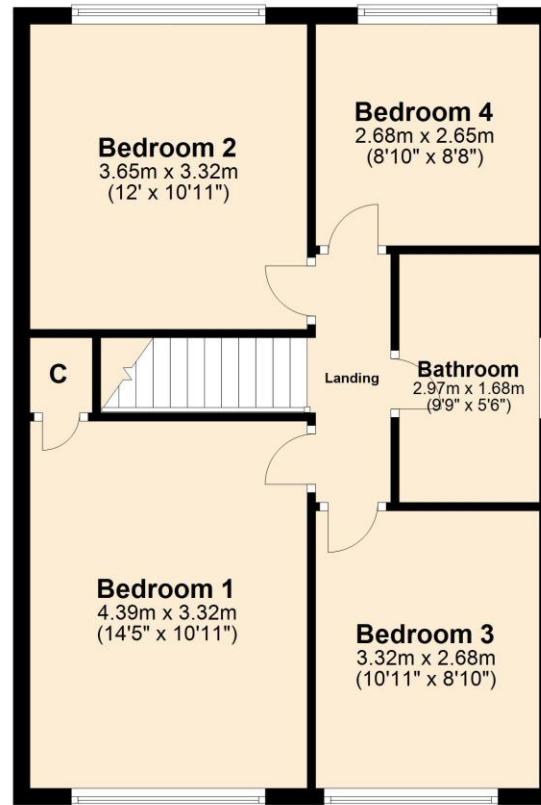
## Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 125.8 sq. metres (1354.5 sq. feet)



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".