

Grimes Street, Norden OL12 7QQ

Asking Price £170,000



ADAMSONS BARTON KENDAL are delighted to introduce this 3 bedroom terraced home in Norden. Ideally positioned close to public transport routes, highly regarded schools and local restaurants, and just a stone's throw from beautiful countryside walks including Greenbooth Reservoir, this property offers affordable housing in the highly sought-after location of Norden, making it perfect for families, first-time buyers, or investors alike.

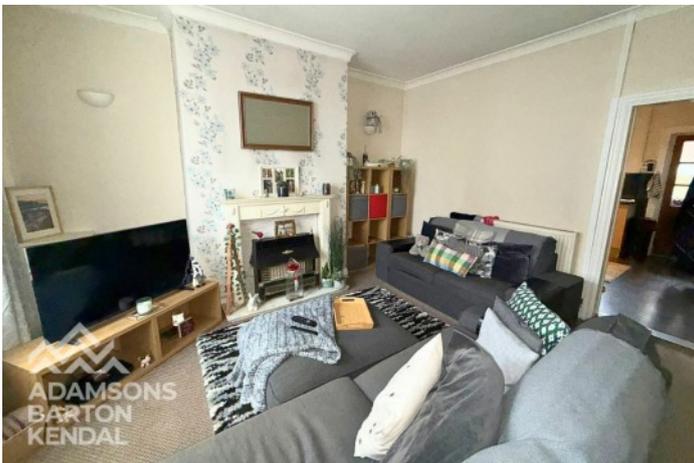
Viewing Strongly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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The property briefly comprises an entrance vestibule leading into a cosy lounge, creating a welcoming space to relax and unwind. To the rear, there is a fitted kitchen/diner complete with a fitted oven and hob and ample space for additional appliances, providing a practical and sociable area for everyday living. A rear porch, currently utilised for storage, offers additional convenience and access to the rear yard.

Upstairs, the property boasts three bedrooms, including a well-proportioned master bedroom and two further rooms suitable for children, guests, or a home office. The accommodation is completed by a three-piece bathroom suite featuring a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from on-street parking to the front and an enclosed rear yard with a useful storage shed. Offering fantastic potential in a desirable location, early viewing is highly recommended to fully appreciate what this home has to offer.





Additional Information

Council Tax Band - A
 Energy Performance Cert - C72
 Tenure - TBC

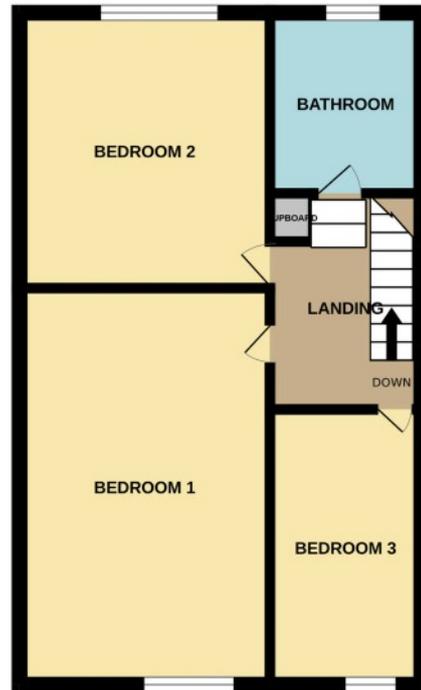
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
 369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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