



622 Edenfield Road | Norden | Rochdale OL12 7QE

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# 622 Edenfield Road

Hopwood | OL12 7QE

Nestled in the very heart of Norden village, this delightful semi-detached cottage offers a rare opportunity to acquire a home steeped in history and full of character. Dating back to the early 19th century, the property retains much of its original charm while offering the comfort and space modern living demands.

The property is set back from the road and approached via a large driveway, providing generous off-road parking to the rear of the home. Once inside, you'll immediately appreciate the sense of warmth and heritage, with charming period features creating a welcoming atmosphere.

To the rear, the property boasts an extensive garden – a true highlight of this home. Perfect for outdoor entertaining, family enjoyment, or simply unwinding in a private, tranquil setting, the garden offers exceptional space rarely found in properties of this type.

The accommodation is both inviting and practical. A welcoming lounge is filled with natural light and period charm offering the perfect space to relax and unwind or sit in front of the bespoke feature fireplace on those colder evenings. The dining kitchen overlooks and spills onto the rear garden, with the added potential to extend further, subject to planning permission. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal home for couples, families, or those seeking flexible living space.

Its central location in Norden means local shops, traditional pubs, schools, and picturesque countryside walks are all within easy reach, making this an ideal choice for families, downsizers, or those seeking a character-filled home in a thriving village community.

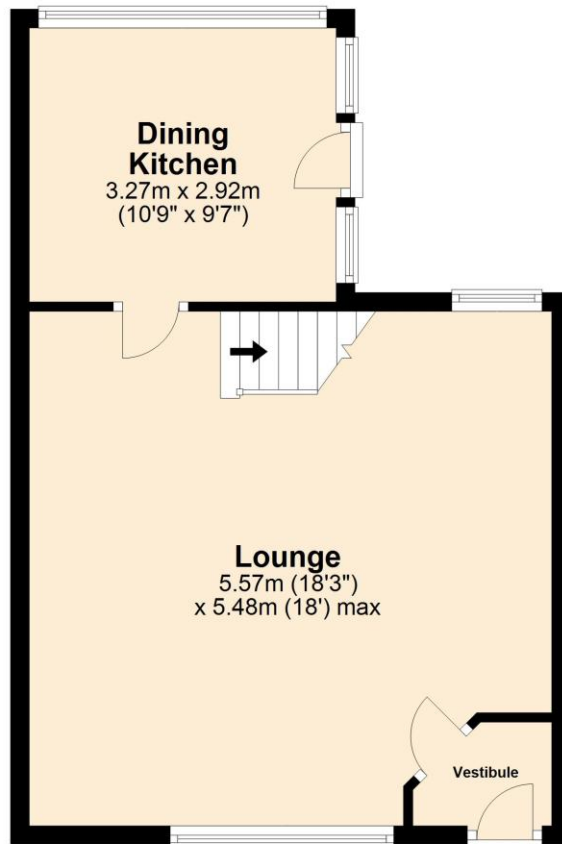




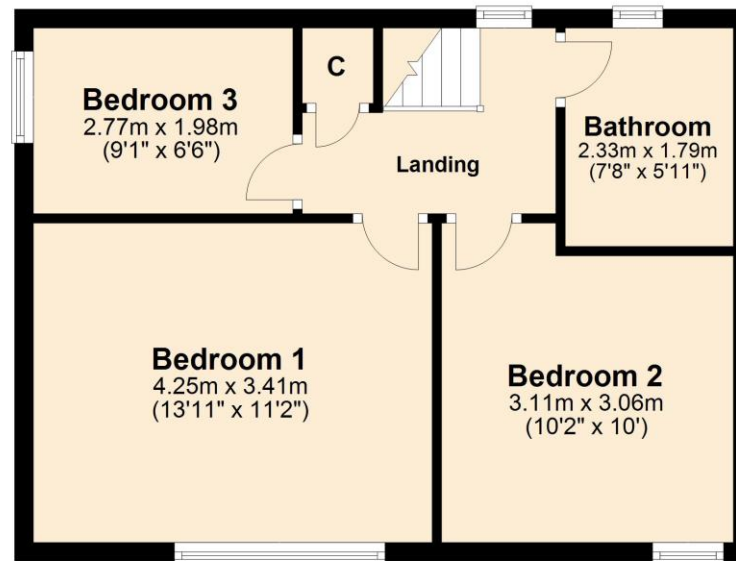


To view this property call Reside on **01706 356633**

## Ground Floor



## First Floor



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"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".