



**Brooks End
Rochdale OL11 5XX
OFFERS INVITED IN THE REGION OF £220,000**

Adamsons Barton Kendal are delighted to introduce this three-bedroom semi-detached home, ideally situated in the highly sought-after village location of Norden.

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Offering an excellent opportunity for first-time buyers, this well-positioned property is conveniently located for a range of local amenities and enjoys the benefit of beautiful countryside walks right on the doorstep. The property is also well placed for highly regarded local schools, including Whittaker Moss and Norden Primary School, making this an ideal choice for young families.

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Norden village centre is just a short walk away, offering a fantastic selection of shops, restaurants, bars and other everyday amenities, whilst excellent transport links provide easy access to surrounding areas.

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The property would make a fantastic starter home and offers buyers the opportunity to put their own stamp on the accommodation and create a home to suit their individual taste and requirements.

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Internally, the accommodation briefly comprises an entrance porch, spacious living room and kitchen/diner to the ground floor. To the first floor are two double bedrooms, a further single bedroom and a three-piece family bathroom.

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Externally, the property benefits from a tandem driveway providing off-road parking, along with a single garage with an up-and-over door. To the front is a low-maintenance lawn, whilst the rear garden features a lawned area and patio, providing an ideal space for outdoor seating and entertaining during the warmer months.

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An excellent opportunity for first-time buyers, early viewing is highly recommended to appreciate the location and potential this property has to offer.

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ACCOMMODATION

Entrance Porch - 2.04 x 1.36 metres

Porch with frosted patterned glass windows and a UPVC double-glazed front door.

Lounge - 4.35 x 4.87 metres

Carpeted lounge with a feature gas fireplace and wooden staircase.

Kitchen/ Diner - 4.39 x 2.52 metres

Attractive fitted kitchen with integrated Neff appliances, including microwave, dishwasher, gas hob, double oven and grill, plus fridge freezer. Space for dining table, large understairs storage cupboards and UPVC door leading outside.

Master Bedroom - 2.51 x 4.45 metres

Carpeted master bedroom with fitted double wardrobe featuring mirrored sliding doors.

Bedroom 2 - 2.56 x 3.04 metres

Double bedroom with carpets, floor-to-ceiling fitted wardrobes and a dressing table.

Bedroom 3 - 1.77 x 2.27 metres

Single bedroom with carpets, fitted wardrobes, over-bed cupboards and a large built-in storage cupboard.

Bathroom - 1.79 x 1.52 metres

Three-piece family bathroom with a wall-to-wall vanity unit, WC, bath with shower attachment and tiled flooring.



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Tenure - Freehold

Council Tax Band - Band B

Energy Performance Cert - TBC



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