



Wickentree Holt
Rochdale OL12 7PQ
ASKING PRICE £325,000

Adamsons Barton Kendal are delighted to present this double-extended, four-bedroom, beautifully presented semi-detached home in the highly sought-after Norden Village.

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Positioned on the ever-popular Caldershaw Estate, this exceptional family home enjoys close proximity to a range of local amenities, including shops, restaurants, and well-regarded schools such as Caldershaw Primary School and St Vincent's. Norden Village is just a short walk away, while stunning countryside walks are quite literally on the doorstep.

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This impressive property has been thoughtfully extended over the car port to create a unique and spacious master bedroom suite. Externally, the property benefits from a generous driveway providing off-road parking for up to four vehicles, complete with an electric car charging point.

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Internally, the home is immaculately presented throughout. The welcoming lounge features a stylish media wall with floating units, shelving, LED lighting, and a charming bay window. To the rear, the property opens into a stunning open-plan kitchen diner, which has been extended to create a bright and airy living space. The kitchen boasts skylights and patio doors leading out to the garden, along with a full range of integrated appliances including hob, extractor fan, ovens, and fridge freezer.

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A spacious separate utility room provides additional storage and houses the washer/dryer, adding further practicality to this well-designed home. To the first floor, the standout master suite offers fitted wardrobes and a luxurious en-suite bathroom, complete with a walk-in steam shower featuring a built-in music system, vanity sink unit, and WC. The master bedroom also benefits from its own loft space with a drop-down ladder, which has been boarded and offers excellent potential for further use.

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The remaining accommodation comprises two further double bedrooms and a single bedroom, currently utilised as a home office/dressing room. A family bathroom with a three-piece suite completes the internal layout.

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Externally, the rear garden has been beautifully landscaped and is arranged over tiers, providing ample space for outdoor seating and entertaining—perfect for enjoying sunny days with family and friends.

This is a perfect family home in a prime location—early viewing is highly recommended.

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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

Lounge - 4.36 x 3.93 metres

Kitchen/ Dining Room - 6.44 x 2.82 metres

Utility Room - 2.69 x 1.98 metres

Car Port - 7.16 x 2.84 metres

Master Bedroom - 5.24 x 2.84 metres

En Suite - 2.05 x 2.84 metres

Bathroom - 1.64 x 1.98 metres

Bedroom 2 - 4.08 x 2.97 metres

Bedroom 3 - 2.97 x 2.97 metres

Bedroom 4 - 2.02 x 1.98 metres



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Tenure

TBC

Council Tax Band

Band C

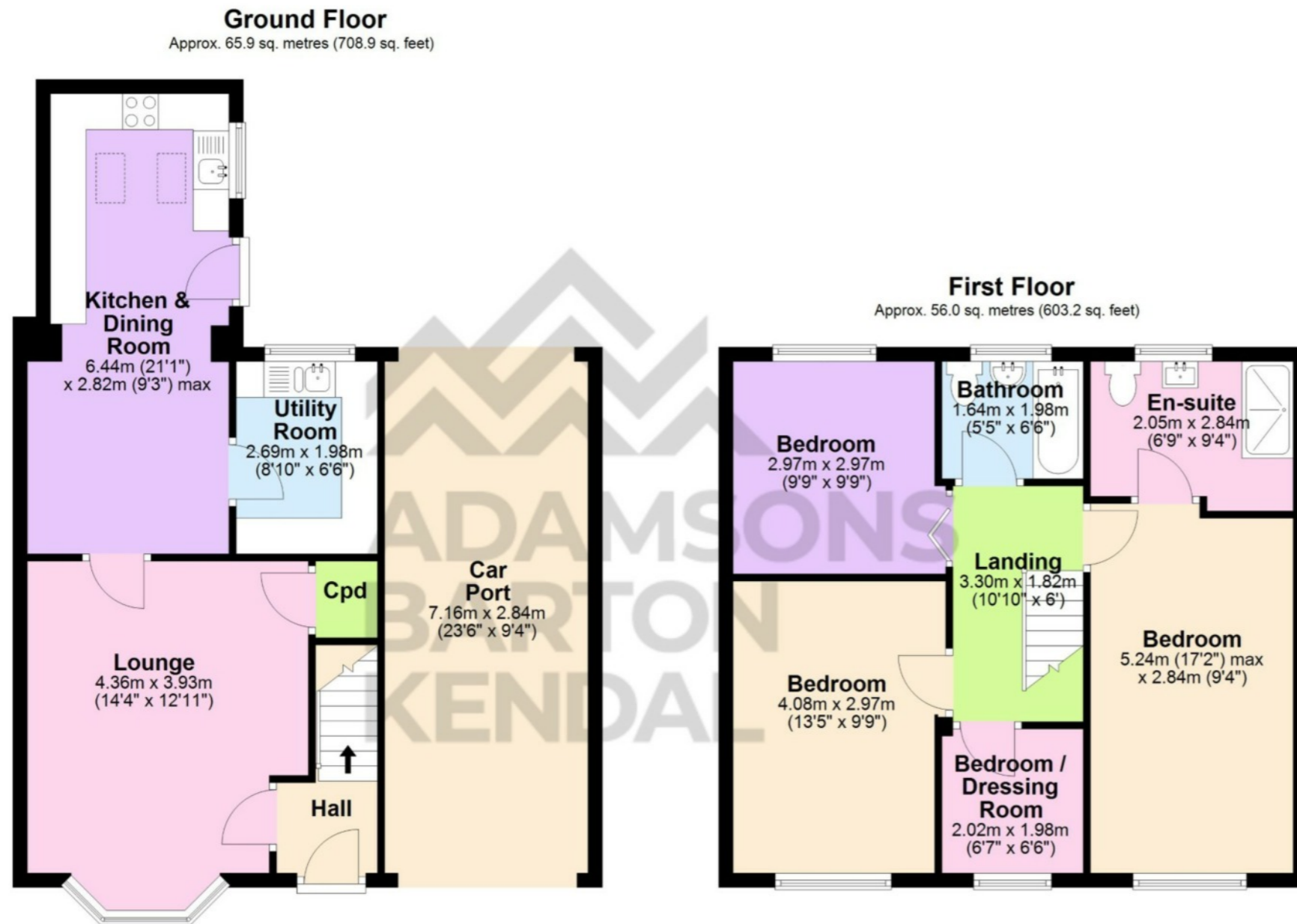
Energy Performance Certificate

C73



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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