



**ADAMSONS BARTON KENDAL** are proud to present this beautifully extended two-bedroom semi-detached home, occupying a generous corner plot within a highly sought-after development in Norden. Offered to the market with vacant possession, this exceptional home is perfectly suited to first-time buyers or those looking to downsize without compromising on style or space.

Finished to an excellent standard throughout, the property benefits from uPVC double glazing and gas central heating, and offers a superb balance of contemporary living with practical design.

**Viewing Recommended** - This is a superb opportunity to acquire a well-ap-

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA**  
**01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

Upon entering, you are welcomed by an entrance porch leading into a spacious lounge perfect for family living. The heart of the home is the fitted kitchen, boasting a comprehensive range of wall and base units, complemented by quality work surfaces and a breakfast bar, ideal for both casual dining and entertaining. Integrated SMEG appliances, including a range-style cooker, elevate the space further.

To the rear, a generous open-plan conservatory provides an abundance of natural light and seamlessly connects indoor and outdoor living, with patio doors opening onto the garden, perfect for relaxing or hosting guests.

To the first floor, the property offers two well-proportioned double bedrooms, with the master bedroom enjoying delightful views over woodland to the rear. A modern family bathroom completes the floor, finished with a contemporary suite and quality fittings. Additionally, the converted loft space, accessible via a pull-down ladder, offers versatile accommodation, ideal as a home office, or additional storage, enhanced by natural light from a skylight.

Externally, the home truly excels. Set on a larger-than-average corner plot, it features driveway parking for two vehicles and a generous rear garden. The property is ideally positioned within close proximity to highly regarded schools, local amenities in Norden village, and stunning open countryside.

#### Entrance Porch

Lounge - 4.76 x 3.61 metres (15'8" x 11'10") - Good sized reception with stair access to first floor. Walnut flooring. Small under stairs storage cupboard. Neutral decor with feature wall.

Kitchen - 3.61 x 2.74 metres (11'10" x 9'0") - High quality fitted kitchen comprising a range of wall and base units including a larder and carousel cupboard, as well as complementary work surfaces extending into a breakfast bar. There are a range of integrated SMEG appliances including a range style cooker with gas stove, extractor hood, fridge, freezer and dishwasher. Partly tiled walls with a chrome splashback. Laminate flooring.

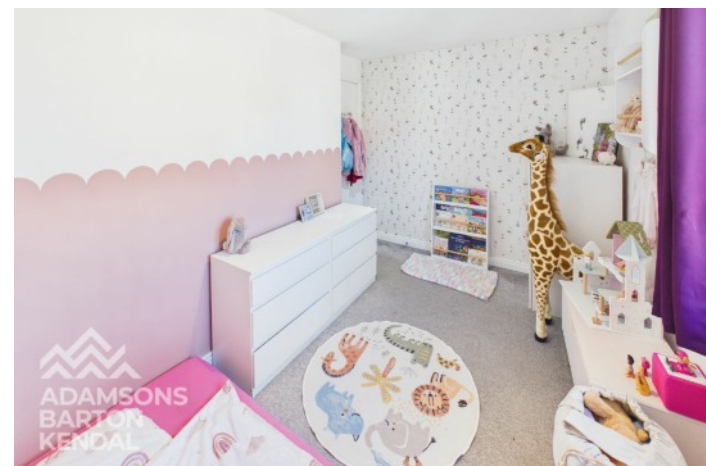
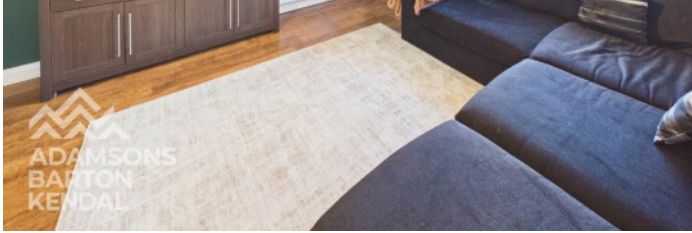
Conservatory - 3.61 x 2.74 metres (11'10" x 9'0") - Open plan and large conservatory with laminate flooring. Double patio doors extend in to the rear garden.

Bedroom One - 3.61 x 2.74 metres (11'10" x 9'0") - Double bedroom overlooking woodland to the rear. Fitted wardrobes and dressing table.

Bedroom Two - 3.61 x 2.74 metres (11'10" x 9'0") - Double bedroom with neutral decor.

Bathroom - 2.63 x 1.50 metres (8'8" x 4'11") - Three piece bathroom suite comprising low level WC, vanity sink unit and panelled bath with overhead sink. Access to the airing cupboard.

Attic Room - Measurements TBC - Converted loft space accessed via a pull down ladder. Could be utilised as a home office with skylight.



# Viewing strictly by appointment



Externally, the property sits on a larger than average corner plot with driveway parking for two vehicles, and a rear garden which includes decked areas. Well regarded schools are within close proximity, and the usual amenities in Norden village a short drive away. Open countryside extending up to Rooley Moor and beyond is also on your doorstep. The property has been priced competitively and early viewing comes highly recommended.



## Additional Information

Council Tax Band - B

Energy Performance Cert - D60

Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification