ADAMSONS BARTON KENDAL

Bronte Close
Norden, Rochdale OL12 7PY
Offers invited in the region of £495,000

Adamsons Barton Kendal are delighted to introduce this 4 bedroom detached family home situated on the Caldershaw estate in close proximity to Norden Village. This home offers great potential for a family to put their own stamp on and is offered for sale with no further chain.

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The property is ideally located nearby local amenities such as shops, restaurants and pubs/bars as well as highly regarded schools including Caldershaw Primary School and St Vincent's Primary School. Countryside walks are on your doorstep featuring the popular Greenbooth Reservoir.

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The property has outstanding kerb appeal and occupies a very generous plot with beautifully maintained gardens to the front and the rear. It boasts excellent living space and includes 3 reception rooms, a large family lounge, a separate dining room and a conservatory to the rear. The ground floor also features a study, downstairs WC, fitted kitchen and utility room as well as a large entrance hallway and porch.

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To the first floor are 4 well proportioned double bedrooms, including an exceptionally generous master suite with a four- piece en-suite bathroom and a family bathroom completes the internal accommodation.

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Externally the property continues to impress with a tarmac double driveway and detached double garage with two electric doors and side access. The front of the property has a beautiful lawn with a feature case stone pedestal/ birdbath. The rear garden features a patio area and a large raised lawn.

ACCOMMODATION

(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

Porch - 1.15 x 1.74 metres

Hallway - 2.34 x 5.22 metres - An inviting , spacious entrance hallway featuring a wooden staircase and laminate flooring with plenty of under stairs storage space available.

Living Room - 6.89 x 3.43 metres - A very large family sitting room featuring a gas fireplace and a bay window to the rear. The room is carpeted and features 2 radiators as well as a large window to the front.

Dining Room - 3.42 x 2.91 metres - A separate family dining room with laminate flooring and decorative wall moldings

Conservatory - 3.05 x 3.30 metres - A 3rd sitting room to the rear of the property featuring UPVC sliding glass doors to enter, with tiled flooring and a single radiator. Patio doors lead out onto the rear garden.

Kitchen - 2.64 x 4.07 metres - A fitted wooden kitchen featuring an integrated oven/ gas hob and extractor fan. There is space for further appliances as well as having easy access to a separate utility room. The flooring is tiled.

Utility Room - 1.53 x 2.19 metres - A handy space featuring plumbing for a washing machine and space for a dryer, shelving for storage and the home of the Valiant boiler.

WC - 1.05 x 1.79 metres - A downstairs WC and sink unit.

Study - 1.72 x 2.73 metres - A versatile room which is currently used for storage and a library but could make a 5th bedroom if required. Features laminate flooring.

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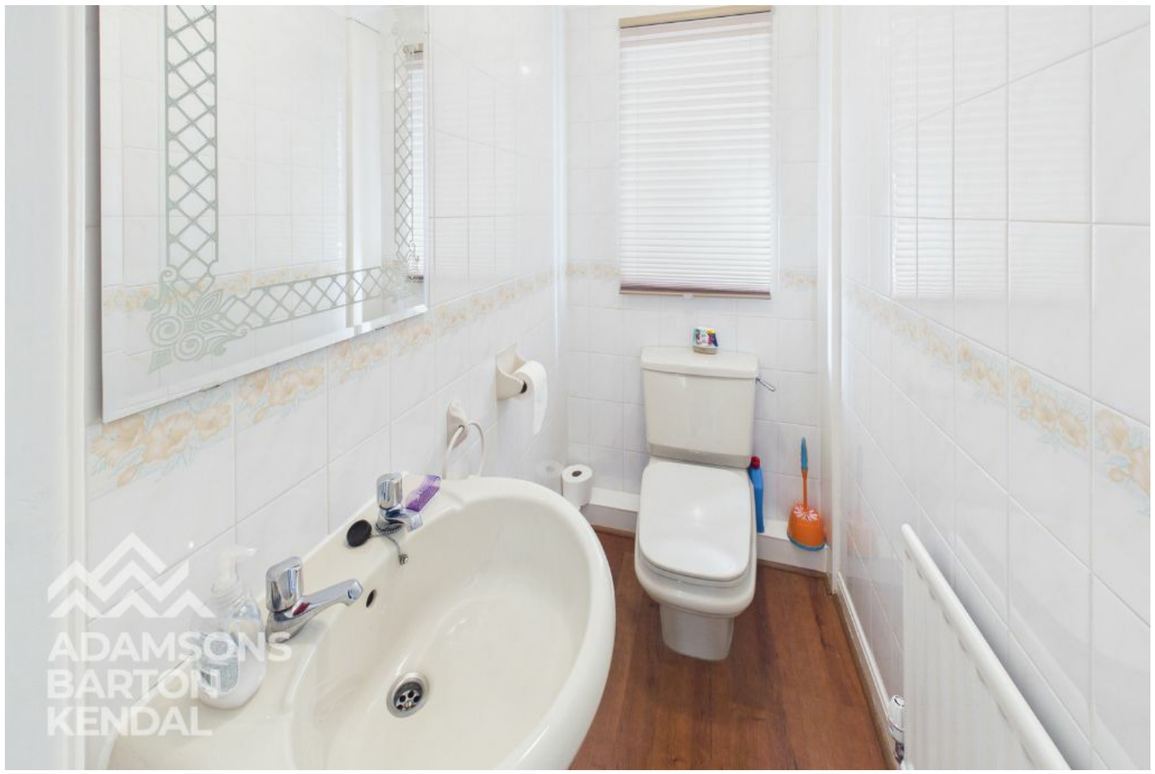

First Floor

Master Bedroom - 4.62 x 4.64 metres - A very generous master bedroom with plenty of fitted wardrobes and storage including a desk and bedside tables. There is a stylish oval shaped window overlooking the front lawn and carpets throughout.

En Suite - 2.71 x 2.52 metres - A spacious 4 piece en suite bathroom featuring a stylish sink unit, a corner bath , a corner glass shower cubicle and a WC. The flooring is tiled throughout and features a vertical radiator.

Bedroom 2 - 3.62 x 3.44 metres - A double bedroom to the front of the property featuring fitted wardrobes and an attractive oval window as well as laminate flooring.

Bedroom 3 - 3.18 x 3.49 metres - A double bedroom with fitted wardrobes and carpeted.

Bedroom 4 - 3.17 x 2.59 metres - A double bedroom with laminate flooring.

Family Bathroom - 3.17 x 1.86 metres - A 3 piece family bathroom suite featuring a bath with a handheld shower, vanity sink unit and WC. There is a large storage cupboard and tiled walls .

Council Tax Band

Band F

Energy Performance Certificate

To be confirmed

Tenure

To be confirmed

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
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Floor 0 Building 1

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Approximate total area(1)

145.4 m²

Reduced headroom

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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