



**Edenfield Road
Norden, Rochdale OL12 7QE
OFFERS INVITED IN THE REGION OF £280,000**

Adamsons Barton Kendal are delighted to present this beautifully presented three-bedroom, character-filled family home, ideally located in the heart of Norden Village. Situated close to excellent local amenities, highly regarded schools and nurseries, popular restaurants including Stocco, and with stunning countryside walks such as Greenbooth Reservoir right on the doorstep, this property offers the perfect blend of village living and modern family convenience.

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Bursting with charm and character throughout, the home is arranged over split levels, creating a unique and versatile living space. Upon entering the property, you are welcomed into a spacious lounge featuring a beautiful fireplace with a wood-burning stove, providing a warm and inviting focal point. A few steps lead down to the heart of the home – a thoughtfully designed and beautifully presented kitchen diner, offering ample space for family dining and entertaining, with direct access to the rear garden. A useful utility room is also located on this level, providing excellent additional storage and practicality.

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The property boasts three generous double bedrooms. The impressive principal bedroom is full of character, featuring exposed beams and a contemporary en-suite shower room. The second double bedroom is currently utilised as a home office, whilst the third offers further spacious accommodation suitable for family members or guests.

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Completing the internal accommodation is a stylish family bathroom fitted with a freestanding bath, WC and wash hand basin.

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Externally, this home is truly set apart by its substantial rear garden, offering two separate seating areas that are ideal for outdoor dining, entertaining and enjoying the summer months. On-street parking is available to the front of the property.

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This is a rare opportunity to acquire a truly beautiful family home in one of Rochdale's most sought-after villages. Early viewing is highly recommended to fully appreciate the charm, character and lifestyle on offer.

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Tenure - TBC

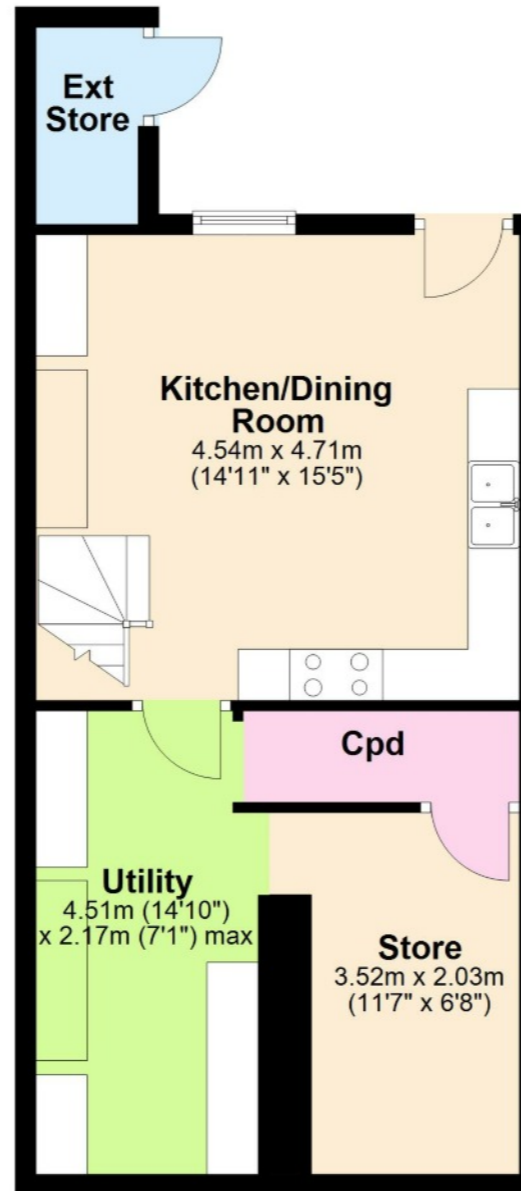
Council Tax Band - Band B

Energy Performance Cert - TBC



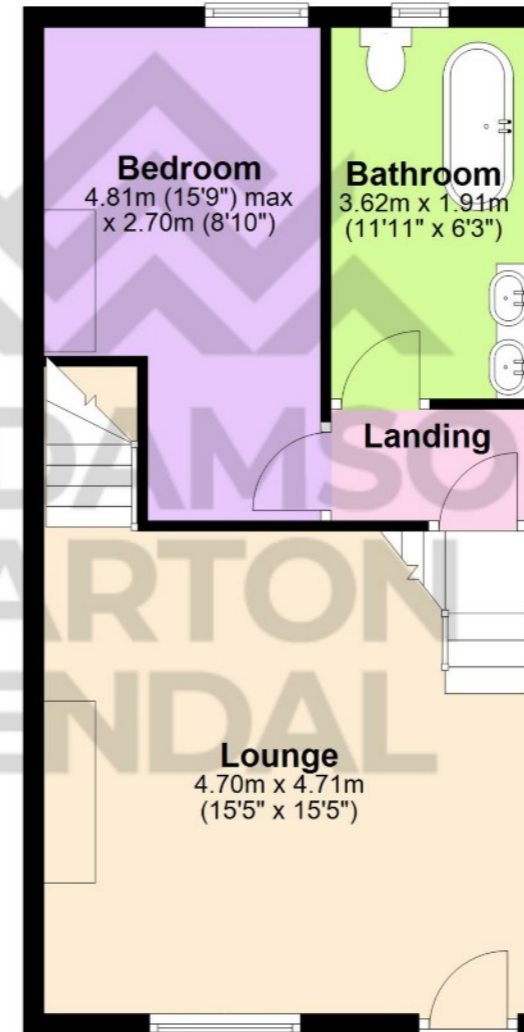
Basement

Approx. 45.1 sq. metres (485.4 sq. feet)



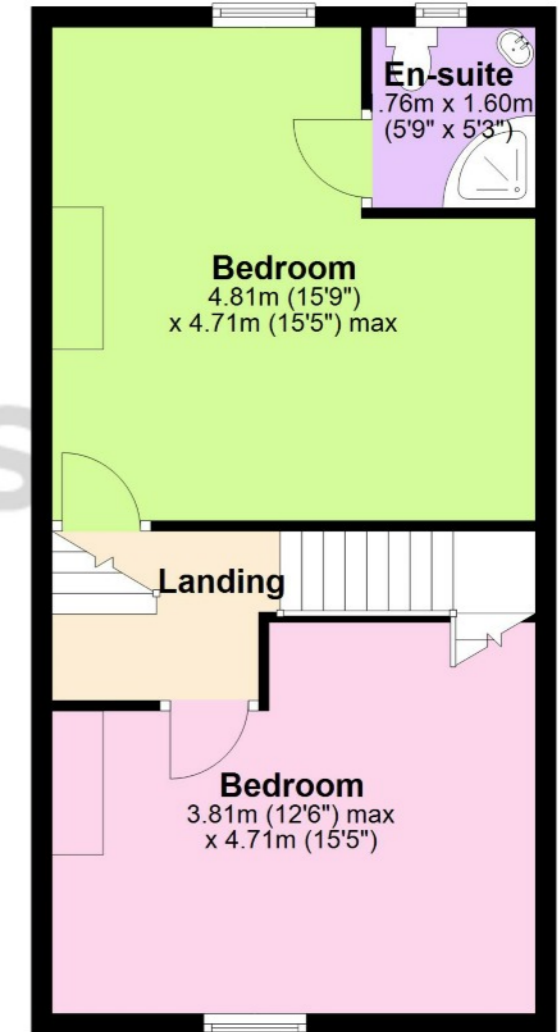
Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 135.8 sq. metres (1462.3 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.

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