



**Edenfield Road  
Rochdale OL11 5TA  
OFFERS INVITED IN EXCESS OF £385,000**

**Adamsons Barton Kendal** are delighted to present this immaculate four-bedroom detached family home in the heart of Norden Village. Occupying a generous corner plot just off the highly sought-after Edenfield Road, this exceptional property offers both privacy and convenience, with ample driveway parking and a spacious double garage.

\*

Upon entering, you are welcomed by an inviting entrance hallway that sets the tone for the beautifully renovated interior. The home has undergone full renovations and is finished to a high modern standard throughout. The open-plan living and dining area is a standout feature, boasting a striking media wall and a bright dining space enhanced by a charming bay window.

\*

The contemporary fitted kitchen is both stylish and practical, complete with an integrated dishwasher and wine cooler, alongside space for a fridge freezer, oven, hob, and extractor fan. To the ground floor, there is also a versatile double bedroom with a modern en suite shower room, currently utilised as a home office and featuring an attractive panelled wall design.

\*

To the first floor, the property offers three further double bedrooms. The generous master bedroom benefits from fitted wardrobes and a sleek en suite, while the remaining bedrooms are all doubles. A well-appointed family bathroom completes this floor, comprising a bath, WC, and wash basin.

\*

Externally, the property continues to impress with a raised decking area, ideal for entertaining, featuring a seating area and BBQ space with lighting and electrical points. Additional features include CCTV and a fitted alarm system for added peace of mind.

\*

We understand that the nearby power lines to the pylon are currently inactive; documentary confirmation is awaited.

\*

Ideally positioned for village living, the home is situated on a popular bus route and within close proximity to well-regarded local restaurants and highly rated schools, making it a perfect choice for families.

**Edenfield Road, Rochdale OL11 5TA**



Edenfield Road, Rochdale OL11 5TA



Edenfield Road, Rochdale OL11 5TA



Edenfield Road, Rochdale OL11 5TA



Edenfield Road, Rochdale OL11 5TA



Edenfield Road, Rochdale OL11 5TA

**Tenure**

TBC

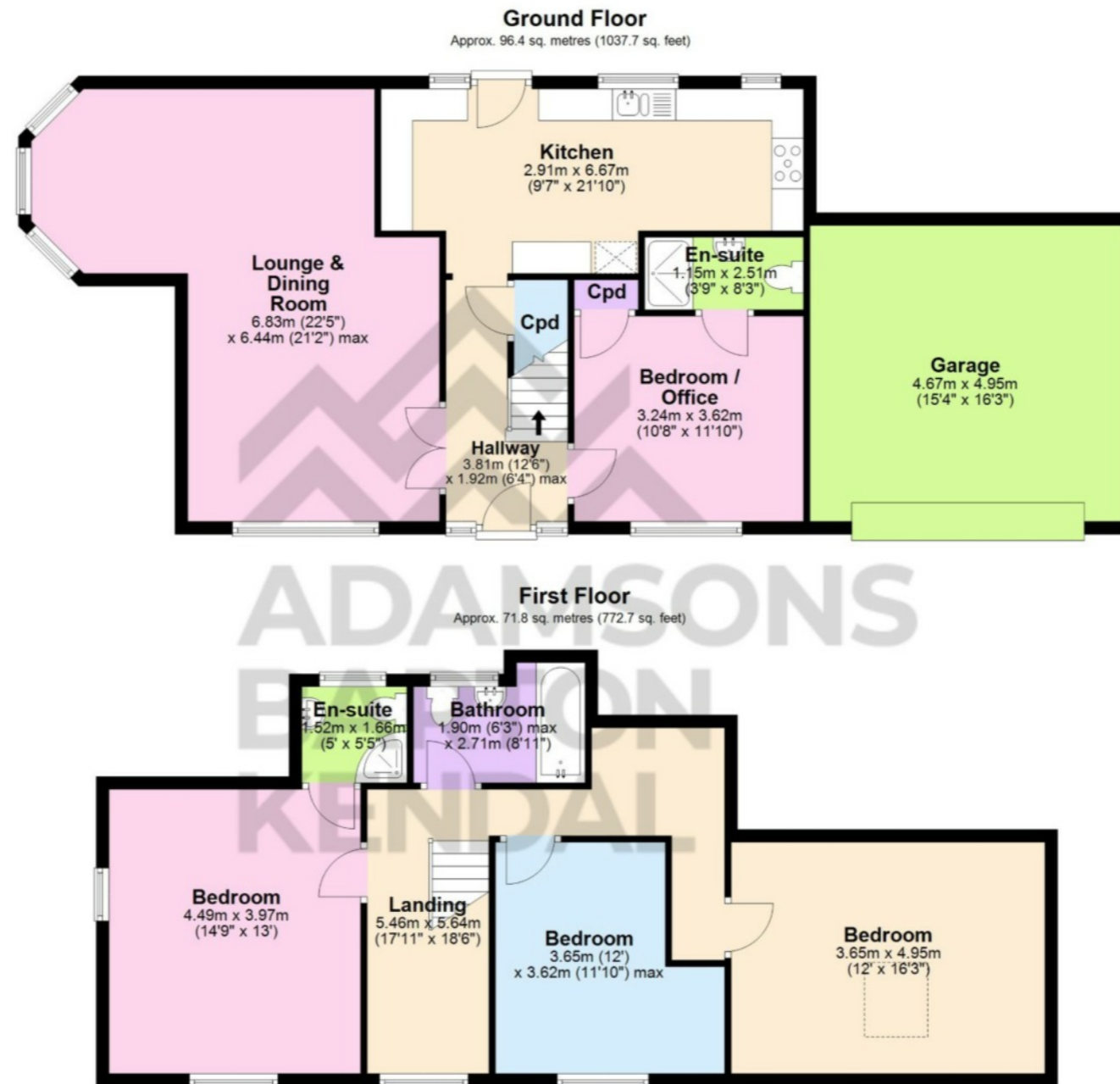
**Council Tax Band**

E

**Energy Performance Rating**

TBC

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 168.2 sq. metres (1810.4 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.

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