

Edenfield Road, Rochdale OL12 7SS

Offers invited in the region of £215,000



ADAMSONS BARTON KENDAL are delighted to present this well presented three-bedroom end-terraced property situated in the highly sought-after village of Norden. Ideally located close to a range of local amenities including highly regarded schools, popular restaurants and convenient public transport links, the property also benefits from beautiful countryside walks right on the doorstep, including Greenbooth Reservoir.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

The property offers ample on-street parking and benefits from paved yards to both the front and rear. Internally, the accommodation briefly comprises an inviting entrance hallway, a spacious lounge featuring a charming wood-burning stove, and a modern stylish fitted kitchen complete with a breakfast bar. There is also a separate utility room and useful cellar room to the ground floor.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, alongside a third single bedroom. Drop-down ladders provide access to an attic room, offering useful additional storage space. Completing the accommodation is a contemporary three-piece family bathroom suite comprising a bath with overhead shower, wash hand basin and WC.

Externally, the property enjoys a private rear yard with two useful storage sheds.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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).

ACCOMMODATION

Ground Floor

LOUNGE - 4.37 x 4.33 metres

KITCHEN - 4.04 x 4.73 metres

UTILITY ROOM - 1.63 x 3.69 metres

HALLWAY - 1.18 x 4.03 metres

First Floor

LANDING - 2.00 x 4.39 metres

MASTER BEDROOM - 3.70 x 4.66 metres

BEDROOM TWO - 2.73 x 4.38 metres

BEDROOM THREE - 2.41 x 3.39 metres

BATHROOM - 2.40 x 1.23 metres

Second Floor

ATTIC ROOM - 5.38 x 4.48 metres

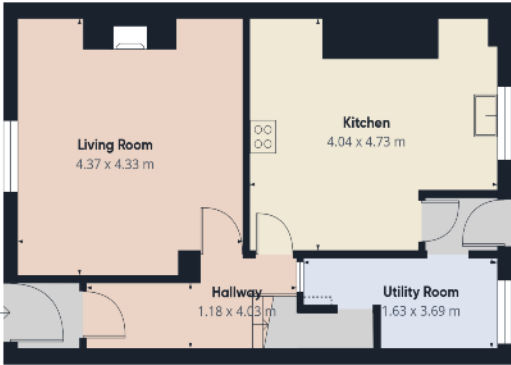
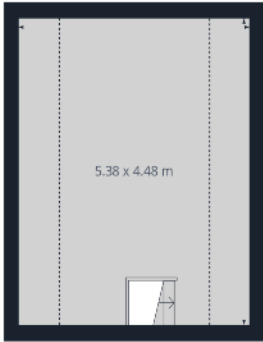




Additional Information

Council Tax Band - C
Energy Performance Cert - TBC
Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH
ADAMSONS BARTON KENDAL

 Floor 0	 Floor 1	Approximate total area⁽¹⁾ 119.8 m² Reduced headroom 9.1 m²
 Floor 2		(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. GIRAFFE360

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