



Shearing Avenue
Rochdale OL12 7QY
OFFERS OVER £415,000

Adamsons Barton Kendal are delighted to present this sensational four-bedroom detached family home, situated in one of Rochdale's most sought-after areas, the lovely village of Norden

*

Ideally positioned at the head of a peaceful and private cul-de-sac, the property is well placed for Norden Village and its excellent range of amenities, including independent shops, restaurants such as The Hop & Vine and Stocco, and highly regarded local schools. Norden Community Primary School and Caldershaw Primary School are both quite literally on the doorstep

*

The property also benefits from being close to some of the area's beautiful countryside, with Greenbooth Reservoir and a variety of scenic walking routes just a short distance away

*

Internally, the property is presented in immaculate condition and is ready to move straight into, making it an ideal home for those looking to upsize. The accommodation briefly comprises an entrance hallway, lounge, dining room which has been extended to create an open-plan dining and snug area, kitchen, utility room and downstairs WC. There are four double bedrooms to the first floor, including a master bedroom with en-suite bathroom, together with a family bathroom

*

Externally, the property occupies a generous plot with landscaped gardens to both the front and rear, along with driveway parking and a single garage

*

The combination of its position, generous accommodation and excellent local amenities makes this a fantastic family home

*

Early viewing is highly recommended.

Shearing Avenue Rochdale OL12 7QY

ACCOMMODATION

Ground Floor

Entrance Hallway

A bright and welcoming entrance hallway featuring herringbone engineered wood flooring.

Lounge -4.35 x 3.92 metres

Bright and modern family living room featuring a cream carpet, Venetian blinds and a sleek floating wall-mounted media unit.

Dining Room - 3.02 x 2.45 metres

Extended dining room with stylish herringbone engineered wood flooring, conveniently positioned adjacent to the kitchen.

Sitting Room / Snug - 3.63 x 2.68 metres

Beautifully appointed snug forming part of the extension added by the current owners, featuring bi-fold doors with curtains and large window with made-to-measure Venetian blinds. A versatile second sitting area, ideal for larger families.

Kitchen - 3.41 x 2.32 metres

Stylish modern kitchen featuring light grey handle less units, integrated appliances and herringbone engineered wood flooring. Appliances include Neff oven and hob, AEG microwave and extractor hood, Zanussi dishwasher and Hansgrohe boiling water tap, complemented by Venetian blinds.

Utility - 3.02 x 2.71 metres

Convenient utility room with herringbone engineered wood flooring and Venetian blind, providing space for the fridge freezer, alongside a WC and internal access to the garage

WC - 1.33 x 1.55 metres

Stylish WC featuring a blue floating vanity unit with wash hand basin, WC and tiled flooring.

Garage - 4.7 x 2.71 metres



Shearing Avenue Rochdale OL12 7QY



Shearing Avenue Rochdale OL12 7QY



Shearing Avenue Rochdale OL12 7QY

ACCOMMODATION

First Floor

Landing

Master Bedroom - 3.76 x 3.03 metres

Spacious master bedroom featuring fitted wardrobes, over-bed storage, carpeted flooring and Venetian blinds, complemented by a private en-suite shower room.

En Suite - 1.87 x 1.74 metres

Modern en-suite shower room featuring vinyl flooring, Venetian blind, mirrored vanity unit with wash hand basin, corner glass shower enclosure with built-in shelving and WC.

Bedroom 2 - 3.95 x 2.70 metres

Spacious double bedroom featuring carpeted flooring, built-in wardrobes with mirrored sliding doors, wall-mounted shelving and Venetian blinds.

Bedroom 3 - 2.90 x 2.68 metres

Double bedroom featuring carpeted flooring, Venetian blinds and a built-in storage cupboard currently utilised as a wardrobe.

Bedroom 4 - 2.08 x 2.70 metres

Versatile fourth bedroom featuring laminate flooring, built-in wardrobe with sliding doors and Venetian blinds, currently utilised as a home office.

Bathroom - 1.87 x 2.10 metres

Modern three-piece family bathroom featuring beige wall tiling, panelled bath with shower attachment, wash hand basin and WC.



Shearing Avenue Rochdale OL12 7QY



Shearing Avenue Rochdale OL12 7QY

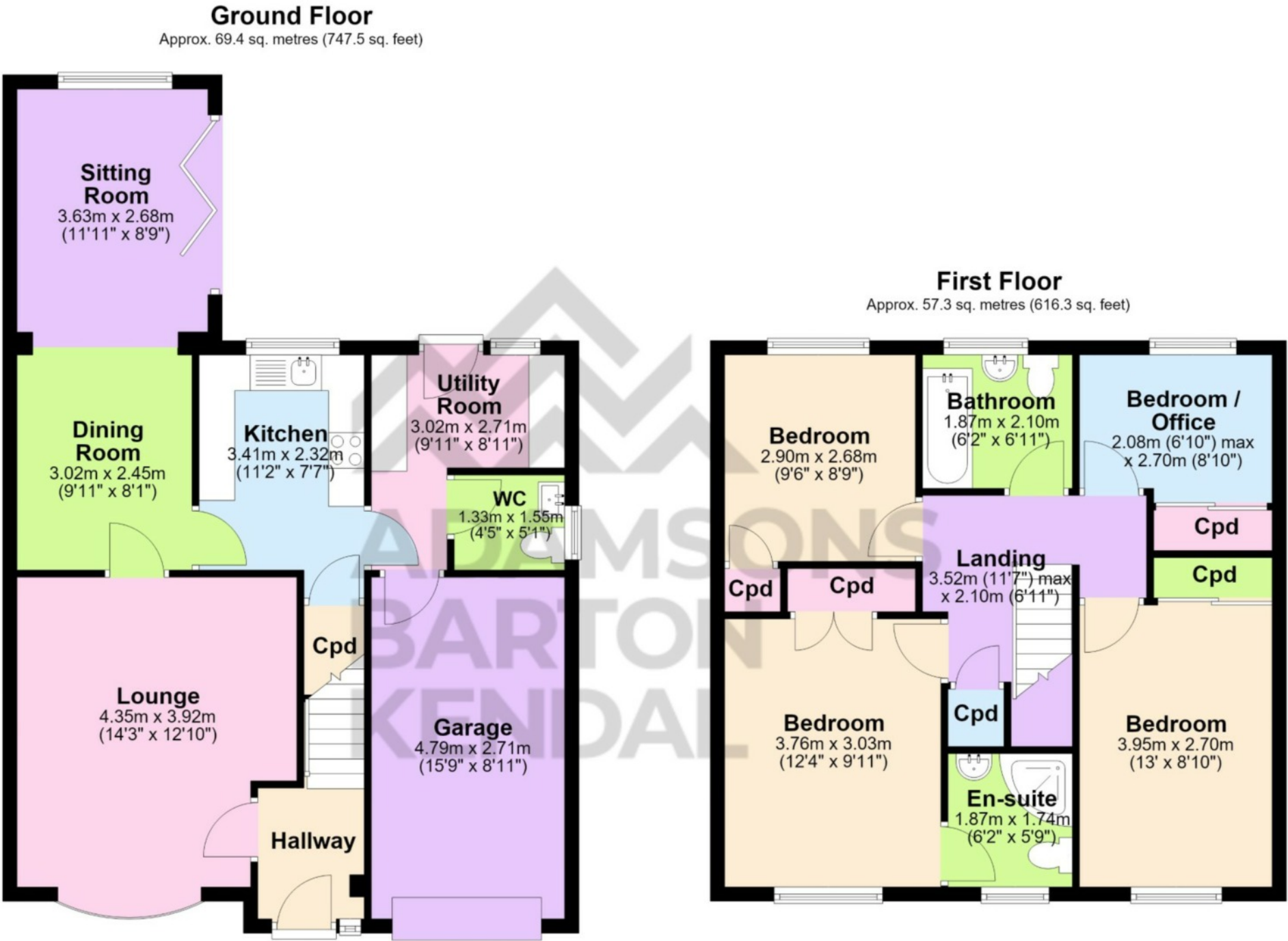


Shearing Avenue Rochdale OL12 7QY

Tenure - Freehold

Council Tax Band - Band D

Energy Performance Cert - TBC



Total area: approx. 126.7 sq. metres (1363.9 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 e - 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 1st 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