



7 Moorland Avenue | Norden | Rochdale OL11 5XS

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Norden | OL11 5XS

This delightful detached family home occupies a private plot between the prestigious and ever-popular villages of Norden and Bamford.

Set back from the road, the home is surrounded by beautifully landscaped gardens that create an immediate sense of privacy.

Offering an abundance of versatile living accommodation, this superb residence has been thoughtfully maintained and enhanced over the years to provide a wonderful balance of comfort, practicality and style. The welcoming entrance hall sets the tone for the accommodation beyond, leading to a charming sitting room which could equally serve as a home office or additional bedroom, depending on individual requirements.

A ground-floor double bedroom benefits from fitted wardrobes and direct access to the impressive conservatory, a light-filled space that overlooks the gardens. The family bathroom is beautifully appointed, featuring a stylish vanity unit, sunken corner bath and separate shower. The heart of the home is undoubtedly the stunning open-plan living area, seamlessly combining a generous lounge, dining room and well-equipped kitchen. Designed with modern family living in

mind, this sociable space offers an effortless flow throughout and is ideal for everyday life as well as hosting family and friends. The kitchen also enjoys direct access to the conservatory, further enhancing the connection between the internal and external living spaces.

To the first floor are two further generous double bedrooms together with a convenient WC. From this elevated position, delightful views can be enjoyed across the surrounding rooftops, rolling hills and neighbouring countryside.

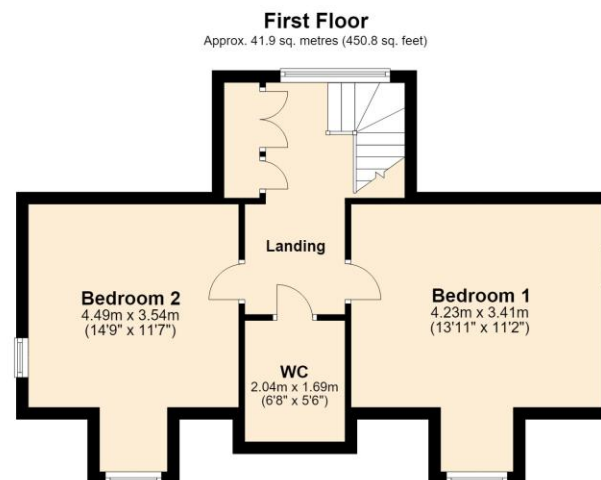
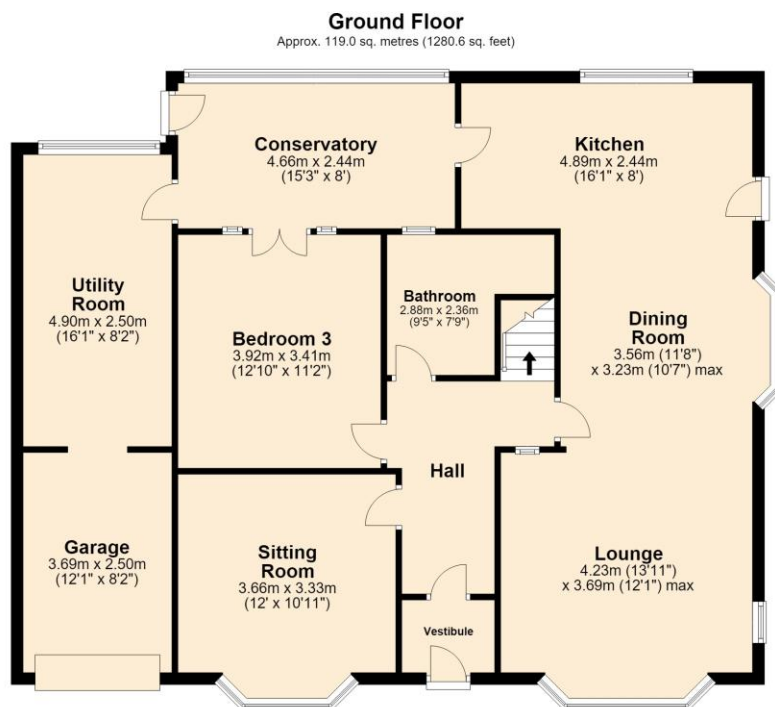
Further benefits include a tandem garage, with the rear section thoughtfully converted to provide a practical utility room.

Externally, the gardens are a true highlight of the property. The rear garden has been meticulously landscaped to create a private oasis, complete with mature planting, and a variety of seating areas designed to capture the sun throughout the day.





To view this property call Reside on **01706 356633**



Total area: approx. 160.8 sq. metres (1731.3 sq. feet)



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