

**Wingate Street, Norden OL11 5ST**

**Offers invited in the region of £175,000**



**ADAMSONS BARTON KENDAL** are delighted to introduce this recently fully renovated two-bedroom terraced property in the heart of Norden Village. The property has been decorated throughout and finished to a high standard, presented immaculately with new internal doors and handles new carpets, stylish Hillary's shutter blinds, and a beautifully renovated kitchen.

**Viewing Strongly Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

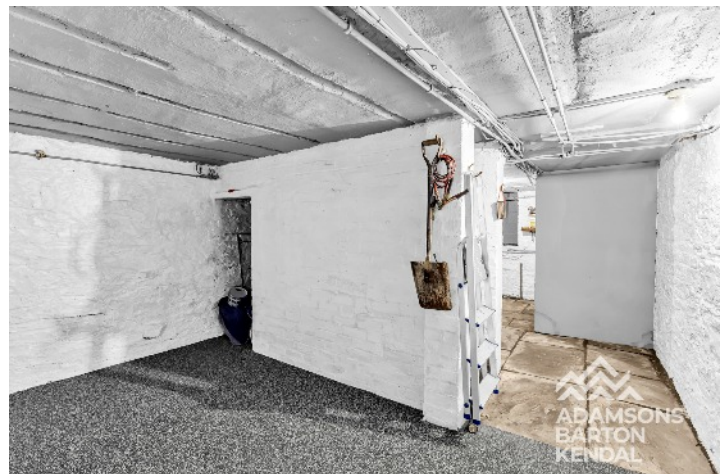
Internally, the accommodation briefly comprises a spacious lounge with a handy entrance vestibule, leading through to the contemporary kitchen.

A real standout feature is the converted cellar, which now provides valuable additional living space and would be ideal as a gym, hobby room, home office or utility area. The cellar benefits from resin flooring, fully permasealed walls, and has been tastefully decorated, making it a highly usable and versatile space.

To the first floor are two generous bedrooms, including a large master bedroom with fitted blinds, and a further double bedroom with fitted storage. The bathroom is well presented, featuring a newly fitted bath and offering space to add a freestanding shower if desired.

Externally, the property benefits from a rear yard with potential for further extension, subject to the relevant planning permissions. This is a perfect turnkey home for first-time buyers looking to remain in Norden, offered at a price to sell and presented to an exceptional standard. Situated on a small side street with on-street parking, the property is ideally located just a stone's throw from local cafés, shops, and highly regarded primary schools including Norden Community Primary School and Whittaker Moss. It also enjoys excellent transport links via local bus routes and is within easy reach of beautiful countryside walks such as Greenbooth Reservoir. Early viewing is highly recommended.



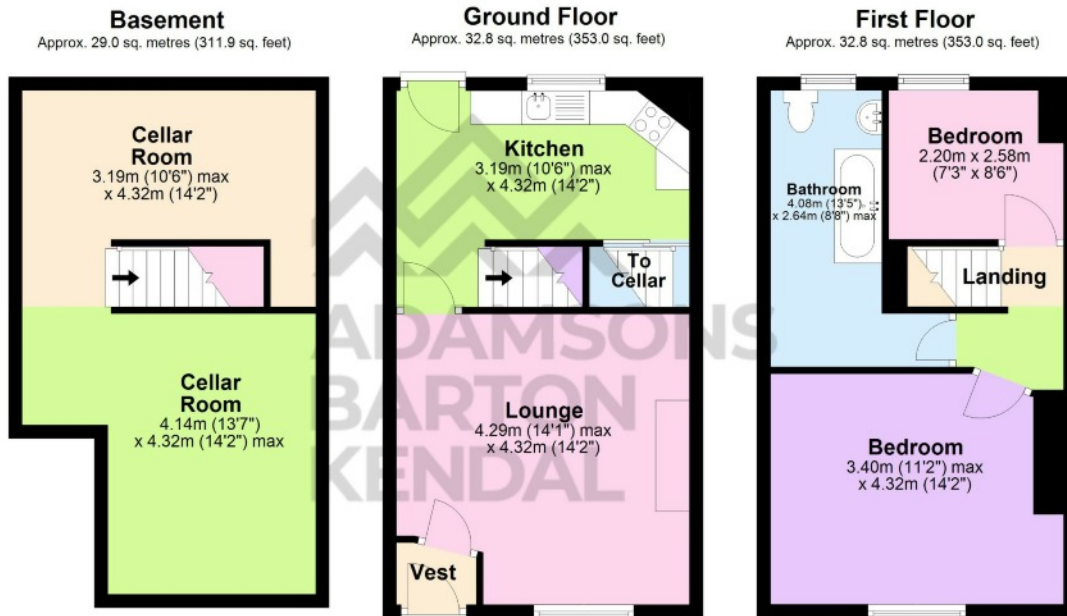


## Additional Information

Council Tax Band - A  
 Energy Performance Cert - D  
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



Total area: approx. 94.6 sq. metres (1017.8 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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