



Edenfield Road
Norden, Rochdale OL12 7QE
OFFERS INVITED IN THE REGION OF £280,000

Adamsons Barton Kendal are delighted to present this beautifully presented three-bedroom, character-filled family home, ideally located in the heart of Norden Village. Situated close to excellent local amenities, highly regarded schools and nurseries, popular restaurants including Stocco, and with stunning countryside walks such as Greenbooth Reservoir right on the doorstep, this property offers the perfect blend of village living and modern family convenience.

*

Bursting with charm and character throughout, the home is arranged over split levels, creating a unique and versatile living space. Upon entering the property, you are welcomed into a spacious lounge featuring a beautiful fireplace with a wood-burning stove, providing a warm and inviting focal point. A few steps lead down to the heart of the home – a thoughtfully designed and beautifully presented kitchen diner, offering ample space for family dining and entertaining, with direct access to the rear garden. A useful utility room is also located on this level, providing excellent additional storage and practicality.

*

The property boasts three generous double bedrooms. The impressive principal bedroom is full of character, featuring exposed beams and a contemporary en-suite shower room. The second double bedroom is currently utilised as a home office, whilst the third offers further spacious accommodation suitable for family members or guests.

*

Completing the internal accommodation is a stylish family bathroom fitted with a freestanding bath, WC and wash hand basin.

*

Externally, this home is truly set apart by its substantial rear garden, offering two separate seating areas that are ideal for outdoor dining, entertaining and enjoying the summer months. On-street parking is available to the front of the property.

*

This is a rare opportunity to acquire a truly beautiful family home in one of Rochdale's most sought-after villages. Early viewing is highly recommended to fully appreciate the charm, character and lifestyle on offer.

*

Edenfield Road, Norden OL12 7QE



Edenfield Road, Norden OL12 7QE



Edenfield Road, Norden OL12 7QE



Edenfield Road, Norden OL12 7QE

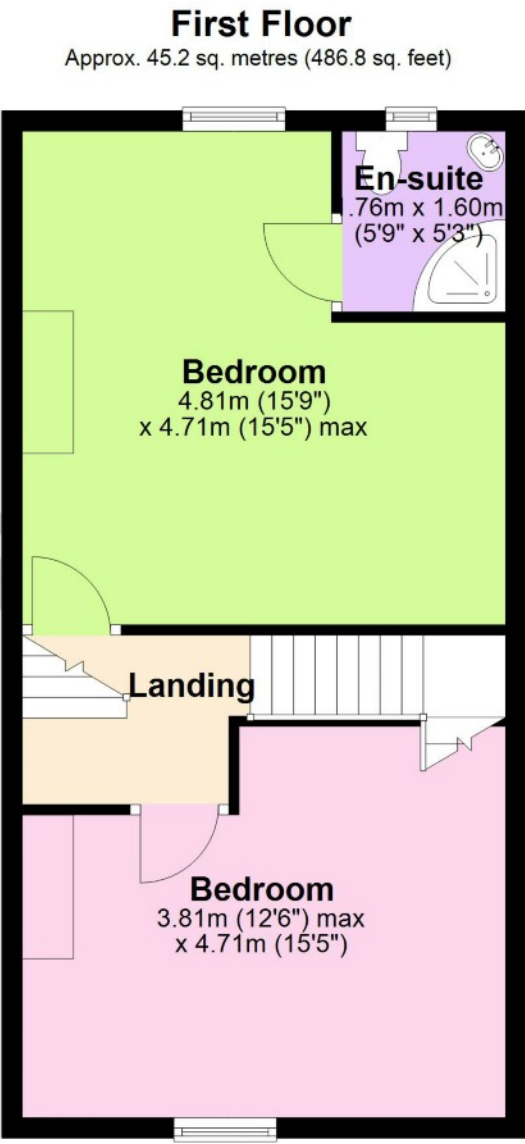
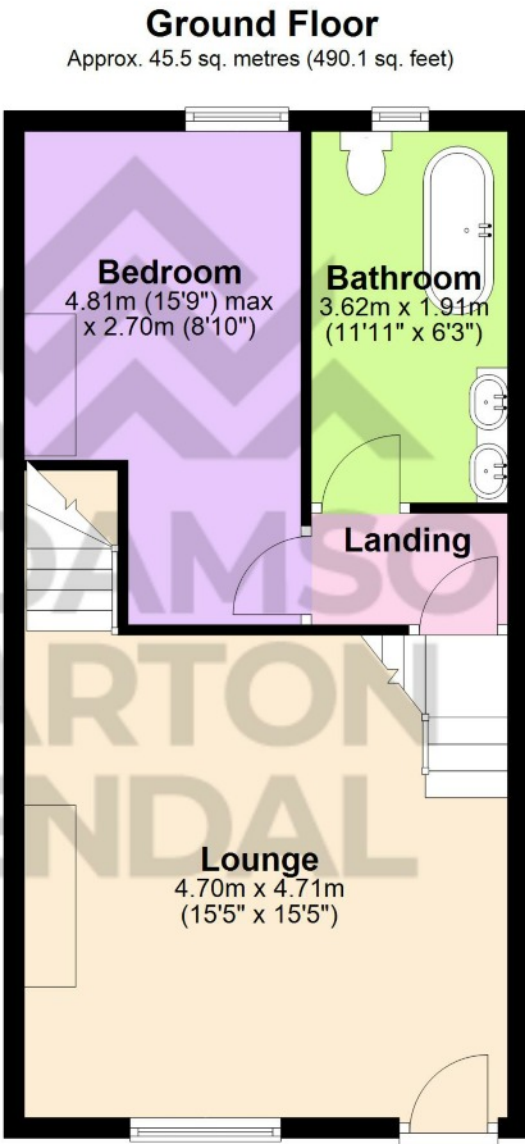
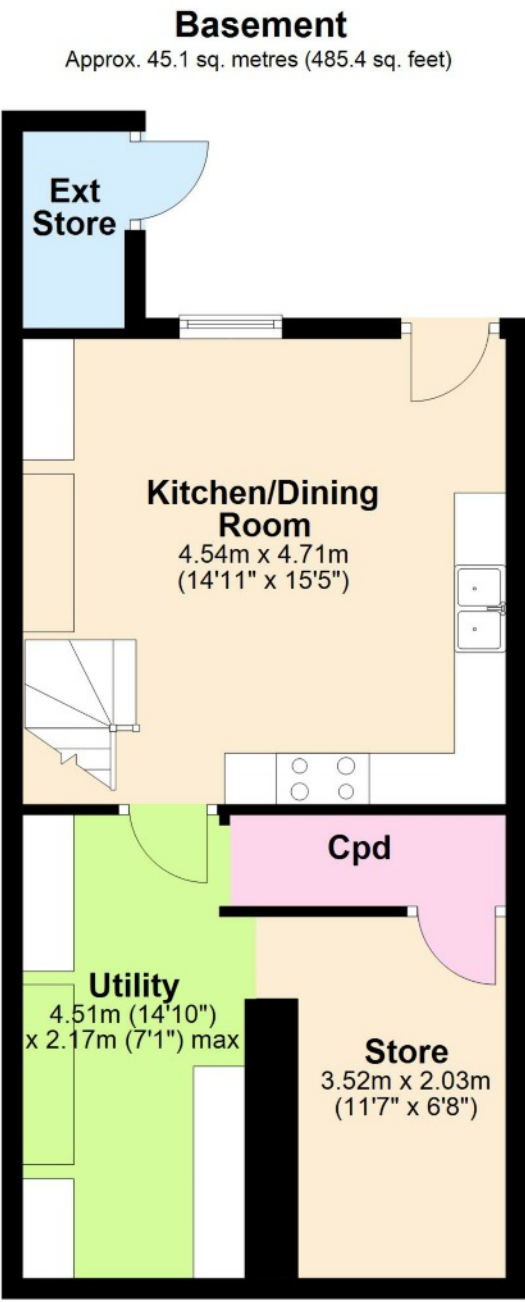


Edenfield Road, Norden OL12 7QE

Tenure - TBC

Council Tax Band - Band B

Energy Performance Cert - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 135.8 sq. metres (1462.3 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