







ADAMSONS BARTON KENDAL

Bramley Road
Norden, Rochdale OL11 5QN
Offers invited in excess of £410,000

Adamsons Barton Kendal are delighted to present this recently renovated, immaculately presented four-bedroom detached family home, situated in the highly sought-after location of Norden. Beautifully finished throughout with high-quality fixtures and fittings, this exceptional property offers stylish, modern living and is truly ready to move straight into. Offered to the market with no onward chain, this is an ideal opportunity for families seeking a spacious, turn-key home in a fantastic location.

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Perfectly positioned between Norden and Bamford villages, the property enjoys an enviable setting with excellent access to the surrounding countryside, open playing fields and popular walking routes. Ashworth Valley is close by, making this an ideal location for dog walkers, hikers and those who enjoy the outdoors. Families are also well catered for, with a selection of well-regarded schools and nurseries nearby, including Bamford Academy, Whittaker Moss and Kids Planet. Bamford Precinct is just a five-minute walk away, whilst Rochdale Golf Club is practically on the doorstep. The ever-popular Norden village is also within easy reach, offering a fantastic range of independent shops, cafés, restaurants and everyday amenities.

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Internally, the property offers spacious and versatile accommodation, finished to a high standard throughout. The accommodation briefly comprises an entrance porch leading into a large and welcoming entrance hallway, a versatile reception room, a convenient downstairs WC, a separate utility room and, undoubtedly the heart of the home, an impressive open-plan living kitchen, providing the perfect space for modern family life, entertaining and relaxing.

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To the first floor, there are four well-proportioned double bedrooms, offering excellent space for growing families, guests or those requiring a home office, alongside a contemporary family bathroom suite.

Externally, the property occupies a generous plot, with an attractive front lawn and a spacious block-paved driveway providing ample off-road parking. To the rear, the enclosed garden offers an excellent family-friendly outdoor space, featuring a lawn, paved patio area and established bedding areas, perfect for outdoor dining, entertaining and enjoying the warmer months.

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Offering stylish, turn-key accommodation, four double bedrooms, generous gardens and a highly desirable location, this superb detached family home represents an excellent opportunity for buyers looking to move straight in and enjoy everything this sought after area has to offer. Early viewing is highly recommended to fully appreciate the quality, space and location on offer.

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ACCOMMODATION

(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).

Ground Floor

Porch - 1.31 x 1.96 metres
Entrance porch with spotlights, vinyl tile flooring and hardwood door leading to the hallway.

Hallway - 5.32 x 2.72 metres
Spacious entrance hallway with a wooden staircase, neutral carpeting and access to all ground floor accommodation.

Kitchen/ Breakfast Room - 3.52 x 3.43 metres & Lounge - 4.87 x 4.40 metres
Stylish open-plan kitchen featuring matte fitted units with complementary work surfaces, tiled splash backs and a stainless steel sink. High-quality integrated appliances include an electric oven, gas hob, extractor fan, fridge freezer, microwave and dishwasher. Further benefits include a double-glazed window, vertical radiator, integrated boiler, vinyl flooring and aluminium sliding doors opening onto the rear garden, with an adjoining sitting area ideal for modern family living

Dining Room - 3.97 x 3.16 metres
Versatile reception room, currently used as a dining room, featuring neutral carpeting and a large window allowing plenty of natural light. Ideal as a snug or additional living space.

Utility/WC - 1.83 x 1.85 metres
Convenient utility/WC featuring a frosted window, WC, vanity wash basin with mixer tap, plumbing for a washing machine and vinyl tile flooring







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First Floor

Bedroom 1 - 4.87 x 4.40 metres
Well-proportioned double bedroom with neutral carpeting, sloped ceilings and a uPVC double-glazed window.

Bedroom 2 - 3.97 x 3.16 metres
Well-proportioned double bedroom with neutral carpeting, sloped ceilings and a uPVC double-glazed window.

Bedroom 3 - 3.52 x 3.43 metres
Well-proportioned double bedroom with neutral carpeting, sloped ceilings and a uPVC double-glazed window.

Bedroom 4 - 2.89 x 2.42 metres
Well-proportioned double bedroom with neutral carpeting, sloped ceilings and a uPVC double-glazed window.

Bathroom - 2.33 x 2.42 metres
Modern four-piece bathroom suite comprising WC, vanity wash basin with mixer tap, panelled bath and corner shower enclosure with electric shower. Features include tiled walls, vinyl tile flooring, spotlights, heated towel rail, extractor fan and frosted window

Landing - 5.32 x 2.00 metres
First-floor landing with neutral carpeting, loft access and doors leading to four bedrooms and the family bathroom.













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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Council Tax Band

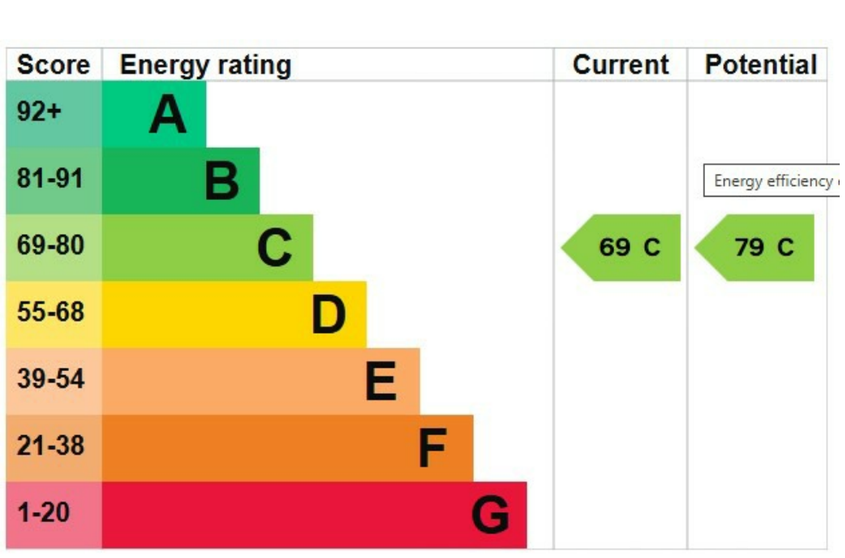
Band E

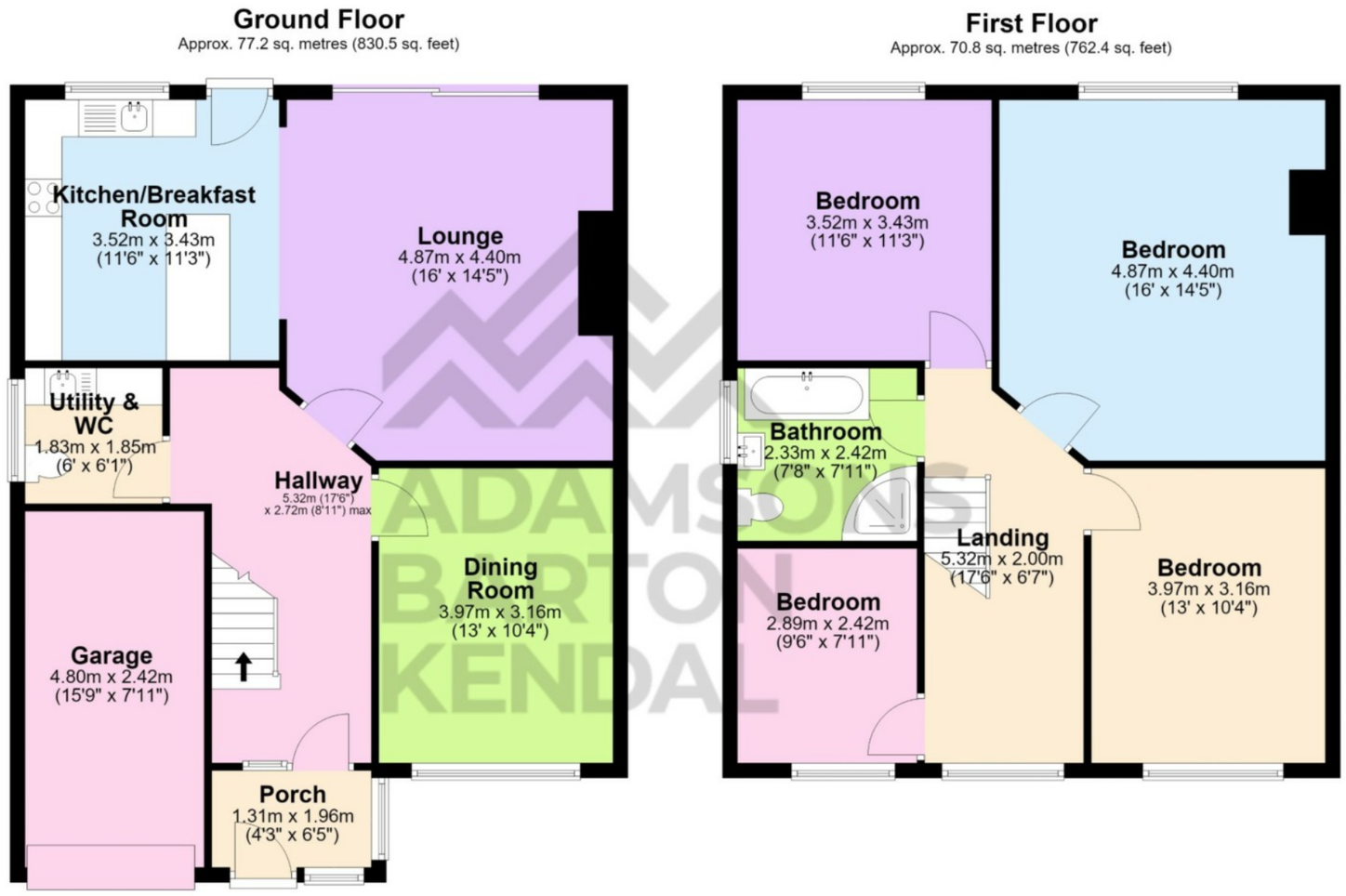
Energy Performance Certificate

D69

Tenure

Freehold





Total area: approx. 148.0 sq. metres (1592.9 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.

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