



 RESIDE

3 Minorca Close | Norden | Rochdale OL11 5RP

[www.reside.agency](http://www.reside.agency)



# 3 Minorca Close

Norden | OL11 5RP

Situated in a highly sought-after location on the doorstep of Norden Village, this extended three bedroom detached family home offers a fantastic blend of generous space and versatile living accommodation - perfectly suited to today's modern family lifestyle.

Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the well-presented accommodation throughout.

The heart of the home is the impressive open-plan lounge, dining and kitchen area, designed with both family life and entertaining in mind. This expansive space offers a seamless flow, filled with natural light.

A standout feature is the designated home office, ideal for those working remotely, or requiring a quiet, functional workspace.

The property further benefits from a separate utility room, enhancing practicality, alongside a versatile garage/workshop, offering excellent storage or the potential for hobby use.

To the first floor, there are three double bedrooms, all well-presented and ideal for family living. One bedroom boasts its own private ensuite while the remaining bedrooms are served by a modern family bathroom, finished to a high standard.

To the front, a double driveway provides ample off-road parking. To the rear, the home truly excels with an extensive garden, offering a fantastic outdoor space for families, entertaining, or future landscaping potential.

Ideally positioned close to the ever-popular Norden Village, this family home enjoys easy access to a range of local amenities, well-regarded schools, countryside walks and transport links - making it an excellent choice for families and commuters alike.

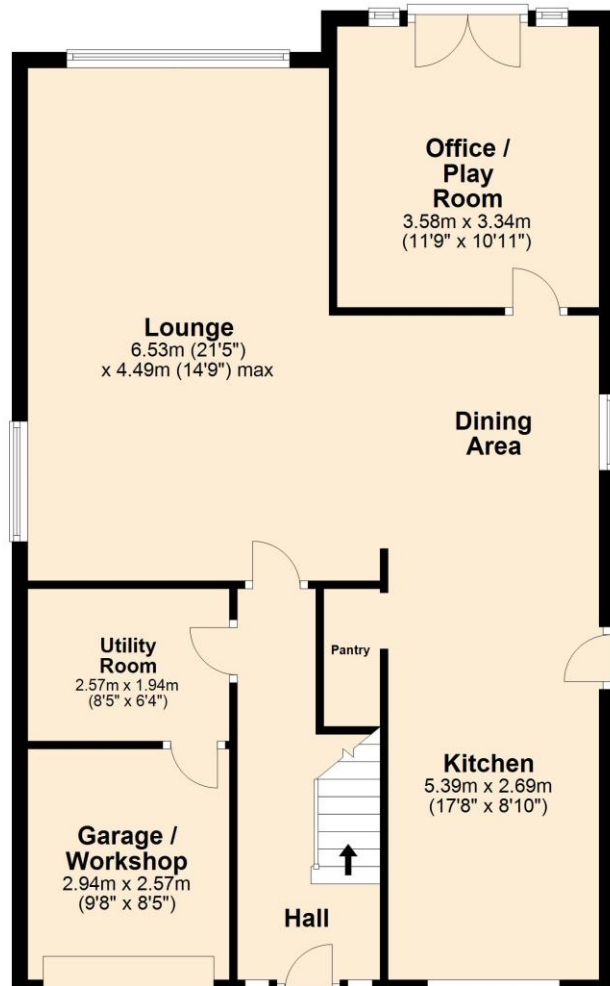




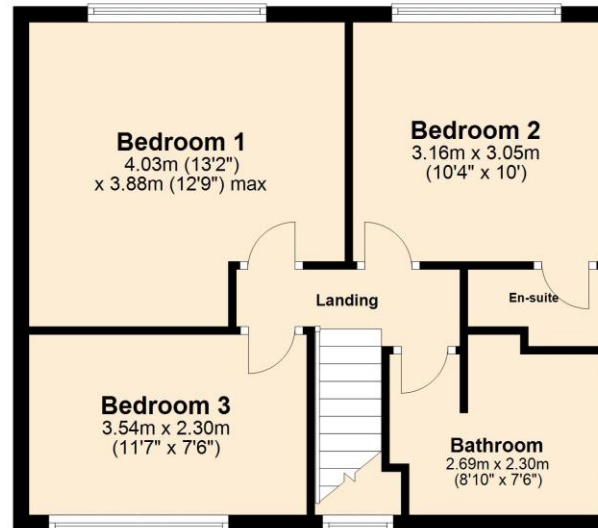
To view this property call Reside on **01706 356633**



## Ground Floor



## First Floor



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".