



**Watercroft**  
**Norden, Rochdale OL10 2QT**  
**OFFERS INVITED IN EXCESS OF £325,000**

**Adamsons Barton Kendal** are delighted to introduce this exceptionally presented three-bedroom detached family home, located in the highly sought-after Norden village.

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Internally, the property boasts a stunning open-plan and modern layout to the ground floor, perfectly suited to contemporary family living. The main living space features a beautifully designed media wall with integrated storage units and a striking fireplace, creating a stylish focal point. This area seamlessly flows into the impressive kitchen, which is fitted with a sleek island/breakfast bar and a range of high-quality integrated appliances including a fridge freezer, oven, combi oven, hob, and dishwasher. Floods of natural light pour in through the bi-fold doors, enhancing the bright and airy feel throughout. To the side, there is a designated dining area, ideal for entertaining. A convenient downstairs WC and separate utility space both converted from the former garage—complete the ground floor accommodation.

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Upstairs, the property offers two well-proportioned double bedrooms and a further single room, currently utilised as a walk-in wardrobe but equally suitable as a nursery or home office. The family bathroom continues the home's modern and stylish theme, finished to a high standard.

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Externally, the property benefits from beautifully landscaped gardens to both the front and rear. The rear garden features a paved patio area alongside a separate lawned section, making it perfect for outdoor dining, summer enjoyment, and family use. To the front, there is a double driveway with the added benefit of an EV charger.

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Immaculately presented throughout, this turn-key home is ideally positioned close to all village amenities, including highly regarded schools, local restaurants, and scenic countryside walks right on your doorstep. This is a superb family home, and early viewing is highly recommended.

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**Tenure**

TBC

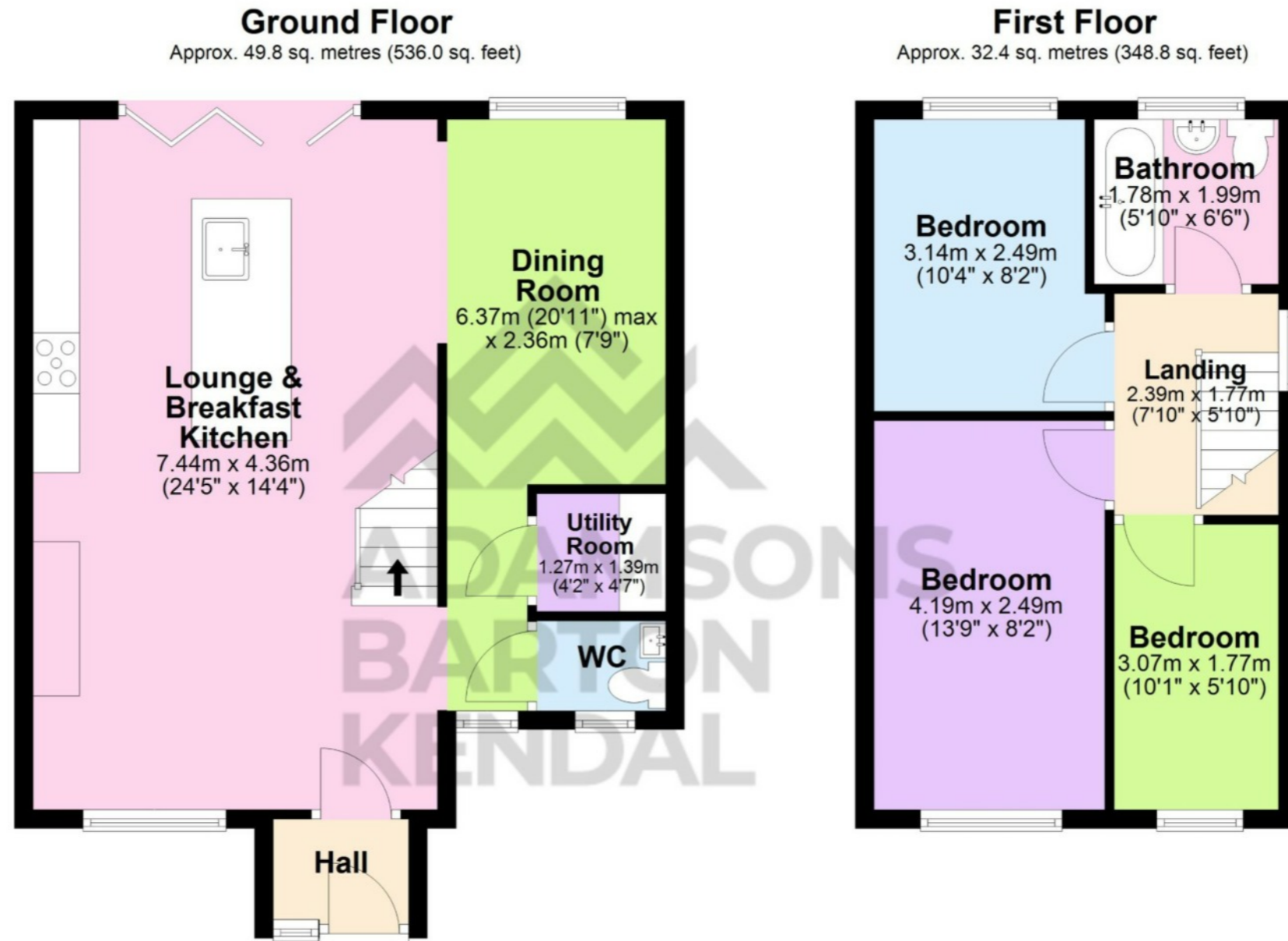
**Council Tax Band**

C

**Energy Performance Rating**

D67

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



**Total area: approx. 82.2 sq. metres (884.8 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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