ADAMSONS BARTON KENDAL

Edenfield Road
Rochdale OL12 7TR
OFFERS INVITED IN THE REGION OF £950,000

Adamsons Barton Kendal are delighted to present this exceptional five bedroom detached family home, occupying a generous plot with beautifully maintained gardens on the edge of open countryside. Boasting truly breathtaking panoramic views across the surrounding landscape to both the front and side, this impressive residence offers an enviable combination of space, privacy and a stunning semi-rural setting.

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Positioned just above Norden Village, the property enjoys easy access to a range of local amenities, highly regarded schools and excellent transport links, while picturesque countryside walks can be enjoyed directly from the doorstep.

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Internally, the property offers spacious and versatile accommodation, ideally suited to modern family living.
The ground floor comprises three generous reception rooms, a bright conservatory, a substantial dining kitchen and a convenient cloakroom/WC. To the first floor are five well-proportioned bedrooms, many of which take full advantage of the spectacular far-reaching views, together with two well-appointed family bathrooms.

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The outdoor space is equally impressive and perfectly designed for those who enjoy entertaining or gardening. The beautifully landscaped gardens wrap around the property and include a productive allotment area, ideal for growing your own fruit and vegetables, along with an attractive pergola and dedicated barbecue area, creating the perfect setting for al fresco dining and summer gatherings. To the front, a sweeping block-paved driveway provides ample off-road parking and leads to a detached garage.

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Enjoying outstanding kerb appeal and offered at a highly competitive asking price, this superb family home represents a rare opportunity to acquire a property of such quality in an outstanding location. Early viewing is highly recommended to fully appreciate the generous accommodation, exceptional gardens and magnificent views on offer.

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1016 Edenfield Road, Rochdale OL12 7TR

Ground Floor

Entrance VESTIBULE

LOUNGE - 5.3 x 5.4 metres (maximum)
Wood burner, wooden floor

STUDY - 2.90 x 5.3 metres
Range of built in cupboards, wooden floor, decorative covings to ceiling

Extended LOUNGE - 5.40 x 5.28 metres
A spacious entertainment room with wooden flooring, patio doors leading through to the conservatory

CONSERVATORY - 5.6 x 2.3 metres
Tiled floor

KITCHEN - 7.0 x 5.4 metres reducing to 4.4 metres
A fabulous, spacious dining kitchen with a range of wall and base units and display cabinets and complementary Granite worktops, Belfast sink, double oven and 5 ring hob, built in cupboardA

WC - 1.46 x 2.0 metres
Low level wc, wash hand basin, plumbing for an automatic washing machine and dryer, storage cupboard

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First Floor

LANDING

MASTER BEDROOM with a DRESSING AREA - 4.17 x 3.40 metres

EN-SUITE SHOWER ROOM - 3.20 x 1.6 metres
Shower cubicle, low level wc, wash hand basin

BEDROOM TWO - 4.0 x 5.3 metres
A spacious double bedroom enjoying stunning panoramic views

BATHROOM - 1.8 x 2.4 metres
Panelled bath, low level wc, wash hand basin, Velux roof light

BEDROOM THREE - 3.6 x 3.1 metres
A third double bedroom with fabulous views over open countryside

BEDROOM FOUR - 3.6 x 3.0 metres
A further double bedroom with stunning views over Manchester and beyond

BEDROOM FIVE - 2.87 x 2.81 metres

Family BATHROOM - 2.0 x 4.1 metres
Panelled bath with shower attachment, shower cubicle, pedestal wash hand basin, low level wc - matching suite in white, part tiled walls

ATTIC ROOM - 2.7 x 2.1 metres plus 2.8 x 0.8 metres
Utilised for storage

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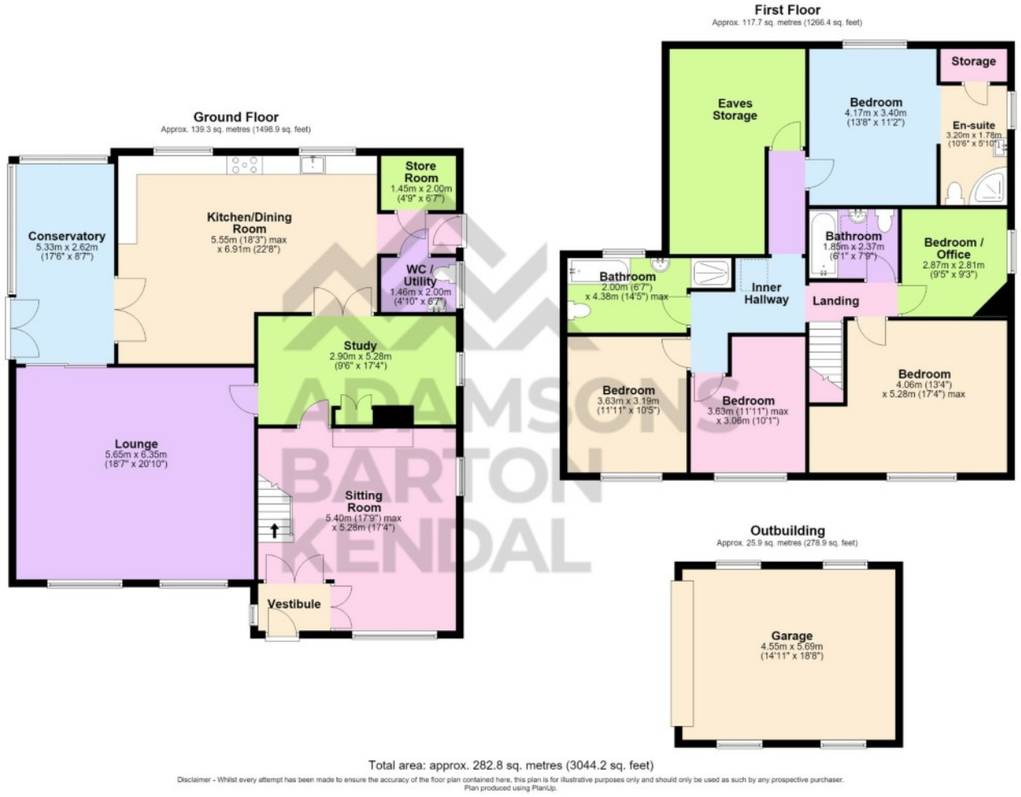
Externally

The property occupies an impressive plot of approximately one-third of an acre, with beautifully landscaped gardens, gated access and a generous block-paved driveway providing ample off-road parking and leading to the detached garage. The established gardens feature well-stocked borders, mature fruit trees and a productive allotment area with greenhouse. Perfectly suited to outdoor entertaining, the property also boasts a spacious covered barbecue area, positioned at the top of the garden to make the most of the stunning panoramic views.

Tenure - Freehold
Council Tax Band - Band F
Energy Performance Cert - C73
Services - The property benefits from a gas fired central heating system



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