



Christopher Acre
Norden, Rochdale OL11 5FE
ASKING PRICE £325,000

Adamsons Barton Kendal are delighted to present this beautiful four-bedroom detached family home in Norden Village.

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Perfectly positioned in the heart of Norden, the property occupies a pleasant cul-de-sac location, offering a wonderful balance of convenience and tranquillity. Ideally situated close to well-regarded local schools including Whittaker Moss, Caldershaw and St Vincent's, the home also benefits from easy access to nearby countryside and popular walking routes.

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The property boasts a double driveway leading to a single garage. Internally, it offers a spacious lounge with a handy dining area, featuring patio doors that open directly onto the rear garden—creating an ideal space for family living and entertaining guests. The fitted kitchen/breakfast room includes integrated appliances such as a fridge, freezer, ovens and cooker.

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Upstairs, the principal bedroom benefits from fitted wardrobes and cupboards, along with a modern en-suite shower room. There are two further double bedrooms and an additional single bedroom, currently utilised as a study, providing flexible accommodation.

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Externally, the property features a patio seating area and a raised lawn, creating a good-sized family garden perfect for children and outdoor enjoyment.

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This home represents a fantastic opportunity for growing families and has been lovingly cared for and maintained by the current owners.

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Early viewing is highly recommended.

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THE ACCOMMODATION COMPRISES:

(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

Lounge: 4.22 x 4.89 metres

Dining Area: 3.04 x 2.39 metres

Kitchen: 3.04 x 2.40 metres

Breakfast Room: 3.04 x 2.54 metres

Garage: 5.21 x 2.54 metres

Separate WC

First Floor

Bedroom : 5.65 x 2.54 metres

En Suite: 1.61 x 2.54 metres

Bathroom: 1.61 x 2.13 metres

Bedroom 2: 3.45 x 3.01 metres

Bedroom 3: 3.81 x 3.01 metres

Bedroom 4: 2.36 x 2.24 metres



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

TBC

Council Tax Band

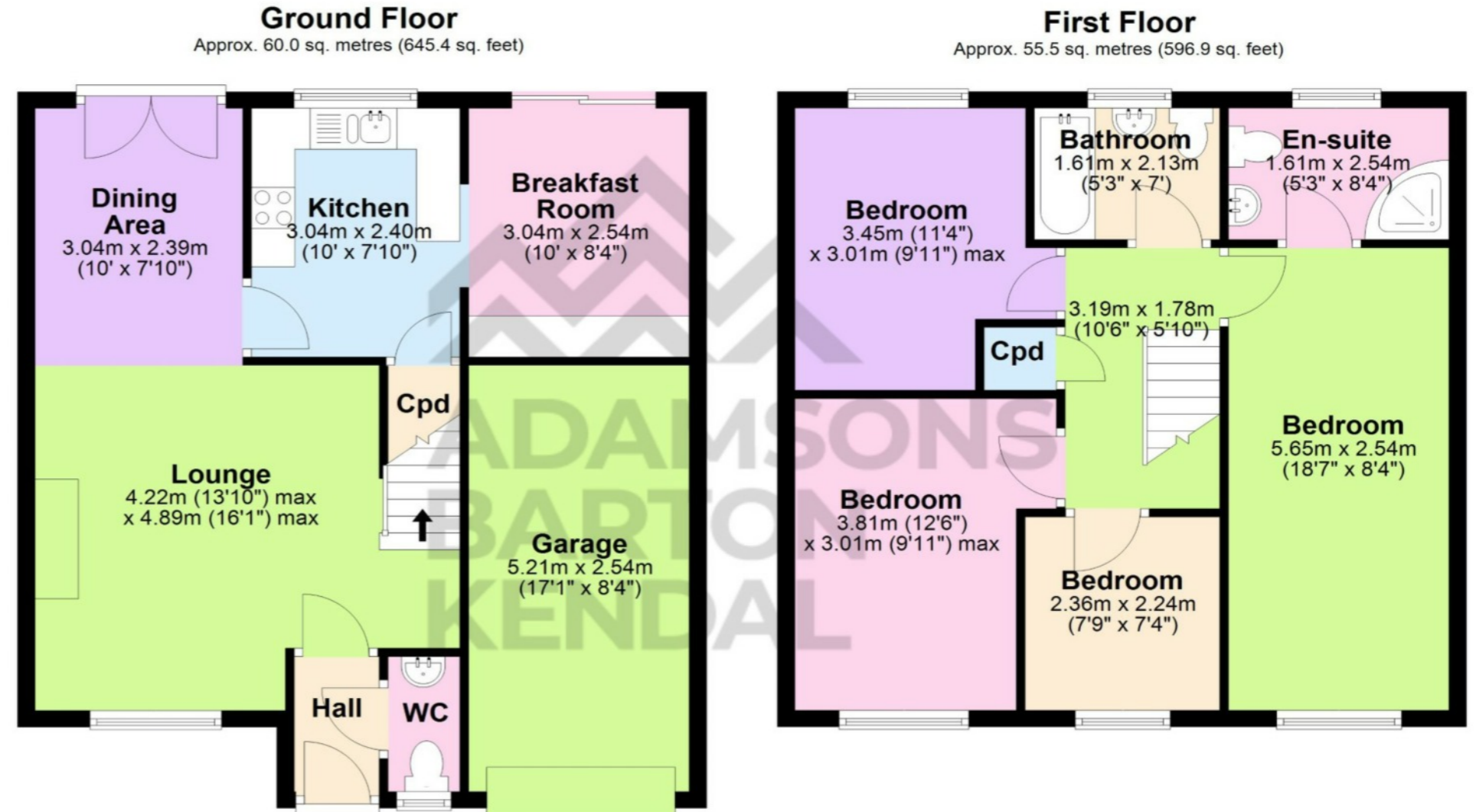
Band D

Energy Performance Certificate

C73

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Total area: approx. 115.4 sq. metres (1242.4 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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