



**Edenfield Road
Rochdale OL12 7TR
OFFERS INVITED IN THE REGION OF £895,000**

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.

*

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.

*

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.

*

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.

*

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.

*

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



1016 Edenfield Road, Rochdale OL12 7TR



1016 Edenfield Road, Rochdale OL12 7TR



1016 Edenfield Road, Rochdale OL12 7TR

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

1016 Edenfield Road, Rochdale OL12 7TR



1016 Edenfield Road, Rochdale OL12 7TR



1016 Edenfield Road, Rochdale OL12 7TR



1016 Edenfield Road, Rochdale OL12 7TR





1016 Edenfield Road, Rochdale OL12 7TR

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

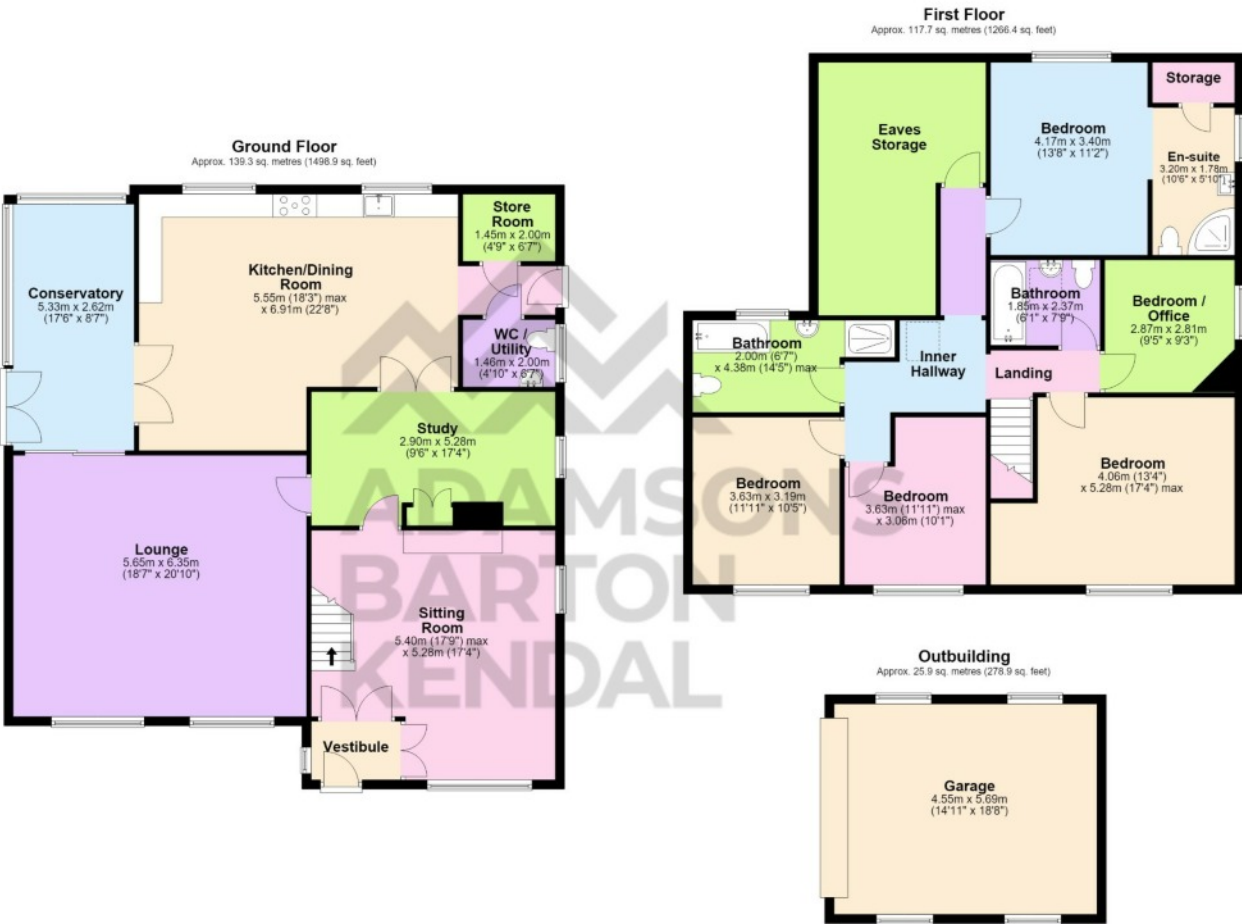
Council Tax Band - Band F

Energy Performance Cert - C73

Services - The property benefits from a gas fired central heating system



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B



Total area: approx. 282.8 sq. metres (3044.2 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.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification